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January 5, 2012 - Hearing Cancellation Notice

NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION Regular Meetings *Thursdays, December 22 & 29, 2011 and January 5, 2012*

NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco Planning Commission for *Thursdays, December 22 & 29, 2011 and January 5, 2012* have been cancelled. The next Regular Meeting of the Planning Commission will be held on *Thursday, January 12, 2012*.

PLANNING COMMISSION ROSTER:

PRESIDENT CHRISTINA OLAGUE

VICE-PRESIDENT RON MIGUEL

COMMISSIONER MICHAEL J. ANTONINI

COMMISSIONER GWYNETH BORDEN

COMMISSIONER RODNEY FONG

COMMISSIONER KATHRIN MOORE

COMMISSIONER HSASHI SUGAYA

DIRECTOR OF PLANNING JOHN RAHAM

COMMISSION SECRETARY LINDA D. AVERY

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

01-05-12P04:12 RCVD

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, January 12, 2012

GOVERNMENT
DOCUMENTS DEPT

12:00 PM

JAN - 5 2012

Regular Meeting

SAN FRANCISCO
PUBLIC LIBRARY

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Case reports and relevant materials are linked to the items on calendar at the above web site.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

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Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

1:30 PM _____

ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2004.0976E (D. LEWIS: (415) 575-9095)
376 CASTRO STREET - northwest corner of the intersection of Castro and Market Streets; Lot 6 in Assessor's Block 2623 - **Appeal of a Preliminary Mitigated Negative Declaration** - The proposed project would involve demolition of an existing automotive gasoline and service station, and construction of a six-story, approximately 65-foot-tall, 43,070-square-foot, mixed-use building with 24 residential units, approximately 2,990 square feet of ground-floor commercial space and a 14-space underground parking garage with ingress and egress from Castro Street. The project site is located within the Upper Market Street Neighborhood Commercial District and a 65-B Height and Bulk District.
Preliminary Recommendation: Uphold the Preliminary Mitigated Negative Declaration
(Proposed for Continuance to February 9, 2012)
2. 2011.0207C (D. SANCHEZ: (415) 575-9082)
112 7TH STREET - southwest corner of Mission and 7th Streets, Lot 001 in Assessor's Block 3727 - **Request for Conditional Use Authorization** under Planning Code Sections 816.73 and 303 to install a wireless transmission facility consisting of 6 panel antennas and associated equipment on the roof of an existing tourist hotel with a Location Preference 2 (Preferred Location – Co-Location) as part of the T-Mobile wireless transmission network within the Service/Light Industrial / Residential (SLR) Zoning District and a 65-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to February 23, 2012)
3. 2011.0101C (D. SANCHEZ: (415) 575-9082)
405 VALENCIA STREET - southeast corner of 15th Street, Lot 029 in Assessor's Block 3554 - **Request for Conditional Use Authorization** under Planning Code Sections 726.83 and 303 to install a wireless transmission facility consisting of three panel antennas on an existing mixed use building with a preference location number 2 (preferred location) as part of the T-Mobile wireless transmission network within the Valencia Street Neighborhood Commercial Transit District and a 55-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Indefinite Continuance)
4. 2011.0673C (R. CRAWFORD: (415) 558-6358)
501-503 & 505-511 LAGUNA STREET - southwest corner of Laguna and Linden Streets; Lots 034 and 035 in Assessor's Block 0819 - **Request for Conditional Use**

Authorization, pursuant to Planning Code Sections 303, and 720.83 for a proposed wireless telecommunications service facility operated by AT&T Mobility. The facility would consist of three roof-mounted panel antennas and associated equipment located in the basement. The facility is proposed on a Location Preference 2 Site (Preferred Location – Co-Location Site) within the, Hayes-Gough Neighborhood Commercial Transit Oriented District and 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions
(Proposed for Indefinite Continuance)

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

5. 2011.0773C (A. PUTRA: (415) 575-9079)
1344 OCEAN AVENUE - northeast corner of Ocean and Granada Avenues; Lot 016 in Assessor's Block 3198 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303, and 737.83 to establish a wireless telecommunication services facility consisting of six roof-mounted panel antennas and associated equipment located within the garage of a three-story over garage level, nine family building with a Location Preference 2 (Preferred Location – Co-Location Site), as part of the Verizon Wireless telecommunications network within the Ocean Avenue Neighborhood Commercial Transit District and 45-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
6. 2011.0951CV (B. BENDIX: (415) 575-9114)
371-375 11TH STREET - east side, between Folsom and Harrison Streets, Lots 021 and 023 in Assessor's Block 3520 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 181(f), 303, and 803.7 to expand the existing nighttime entertainment use (d.b.a. DNA Lounge). The proposed expansion will create interior connections between two adjacent buildings thereby increasing the size of the DNA Lounge to 11,985 square feet. The project does not include any increase to the existing building envelopes or floor area. The use is not identified as a formula retail use. The project is located within an SLR (Service/Light-Industrial/Residential Mixed Use) Zoning District, the Western SoMa Planning Area Special Use District, and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
7. 2011.0951CV (B. BENDIX: (415) 575-9114)
371-375 11TH STREET - east side, between Folsom and Harrison Streets, Lots 021 and 023 in Assessor's Block 3520 - **Request for Variance** from Planning Code Section 152.1 to expand the existing nighttime entertainment use (d.b.a. DNA Lounge) and not provide one off-street loading space, when one is required. The project is located within an SLR (Service/Light-Industrial/Residential Mixed Use) Zoning District, the Western SoMa Planning Area Special Use District, and a 50-X Height and Bulk District.

C. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

8. Consideration of Adoption:

- Draft Minutes of Regular Meeting of October 6, 2011
- Draft Minutes of Special Meeting of November 17, 2011
- Draft Minutes of Regular Meeting of November 17, 2011
- Draft Minutes of Regular Meeting of December 1, 2011
- Draft Minutes of Special Meeting of December 8, 2011
- Draft Minutes of Regular Meeting of December 8, 2011
- Draft Minutes of Special Meeting of December 15, 2011
- Draft Minutes of Regular Meeting of December 15, 2011

9. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. DIRECTOR'S REPORT

10 Director's Announcements

11. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR12. (T. DISANTO/K. DEMARTINI: (415) 575-9113/575-9118)
FY 2012-2014 DEPARTMENT WORK PROGRAM BUDGET - A presentation of the high-level work program activities for the department in FY 2012-2013 and FY2013-2014 based on the current staffing levels in FY 2011-2012 and proposed dates where budget items will be discussed during the budget process.13. 2011.1423B (D. WINSLOW: (415) 575-9159)
SALESFORCE MISSION BAY CAMPUS - **Informational Presentation** on the "Major Phase" of Salesforce.com's corporate headquarters in the Mission Bay South Plan Area. The "major phase" is a detailed master plan for the Salesforce campus which was approved by the Redevelopment Commission and provides the context for the review of individual buildings. The Salesforce master plan includes 8 buildings (Blocks 26-34) containing approximately 1.9 million square feet of office space, 65,000 square feet of retail, 4.2 acres of public open space, 2,111 auto parking spaces, and 450 bicycle parking spaces. In addition, the Commission will be provided a preview of the schematic design of four separate buildings on Blocks 29, 30, 31, and 32 that will be brought to the Commission at a later date for approval of Schematic Design and Office Allocation pursuant to Planning Code Section 321.

The Project site is located in the Mission Bay Commercial-Industrial-Retail Zoning District.

Preliminary Recommendation: Informational Presentation, no action requested.

14. (L. LANGLOIS: (415) 575-9083)
WALKFIRST - **Informational update** on the WalkFirst project, a collaborative effort between the San Francisco Department of Public Health, San Francisco Planning Department, San Francisco Municipal Transportation Agency, and San Francisco County Transportation Authority - The goal of the project is to identify key walking streets in San Francisco and establish a criteria to prioritize pedestrian improvements. This project builds on the Better Streets Plan and coordinates with other efforts to improve the City's streets and transportation system. The project was funded for one year beginning October 1, 2010 through a grant provided by the California Office of Traffic Safety and this presentation update will include highlights of the project. Additional information is available at <http://walkfirst.sfplanning.org>
15. (M. SMITH: (415) 558-6322)
259 BROAD STREET - south side between Capitol and Orizaba Avenues; Lot 052 of Assessor's Block 7114 - **Request for Conditional Use Authorization** pursuant to Planning Code Section 303 to modify the conditions of approval placed on the existing residential care facility in Motion No. 14958, Case No. 1999.644C, to allow for the construction of a one-story vertical addition that would add rooms for a caretaker's unit to the existing facility, located within a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of December 1, 2011)
16. (M. STAHLHUT: (415) 575-9116)
1408 CALIFORNIA STREET - northwest corner of California Street and Hyde Street, Lot 007 in Assessor's Block 0249 - **Request for Conditional Use Authorization** under Planning Code Sections 303(c) and 723.83 for a proposed wireless telecommunications service facility operated by AT&T Mobility. The facility would consist of up to 9 panel antennas on the roof and equipment located in the basement of an existing 5-story residential building with ground-floor retail. The facility is proposed on a Location Preference 6 (Limited Preference Site) within the NCD (Polk Street Neighborhood Commercial) Zoning District and a 65-A Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
17. (S. VELLVE: (415) 558-6263)
900 BAKER STREET - - northwest corner of Turk Street and Saint Joseph's Avenue; Lot 005 in Assessor's Block 1118 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 209.6(b) and 303, to allow T-Mobile to locate up to five (5) WTS panel antennas within three existing church cupolas and related equipment at the St. John the Baptist Serbian Orthodox Cathedral, within a RM-1 (Residential, Mixed, Low Density) District and 40-X Height and Bulk District. The site is a Location Preference 1 (publicly-used structure).
Preliminary Recommendation: Approval with Conditions
This case was previously advertised for a hearing on December 1 and/or December 8, 2011. At the December 1, 2011 hearing, the case was continued to January 12, 2012.
18. (K. GUY: (415) 558-6163)
401 GROVE STREET - southwest corner at Gough Street, Lot 036 of Assessor's Block 0808 - **Request for Conditional Use Authorization** to amend the conditions of approval

for a previously-approved project in order to allow seven additional parking spaces in a tandem configuration, exceeding the number of spaces principally permitted by the Planning Code. The associated project was approved on July 14, 2011, and proposes to demolish an existing surface parking lot and construct a new five-story mixed-use building containing approximately 63 dwelling units, 5,000 square feet of ground floor commercial uses, and 37 off-street parking spaces within an underground garage (Case No. 2011.0399C). The requested amendment would increase the total number of off-street parking spaces to 44.

Preliminary Recommendation: Disapproval.

19. 2011.1249C (B. BENDIX: (415) 575-9114)
2500 BRYANT STREET - southwest corner of the intersection of Bryant Street and 23rd Street; Lot 001 of Assessor's Block 4208 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 186, 303, and 727.42 to convert a retail grocery store to a full-service restaurant (d.b.a. Local's Corner) within an RM-1 (Low Density, Residential, Mixed) Zoning District, and a 40-X Height and Bulk District. The proposal also includes an outdoor seating area on the sidewalk for the restaurant. The use is not identified as a formula retail use.
Preliminary Recommendation: Approval with Conditions
- 20a. 2011.0379DV (D. SANCHEZ: (415) 575-9082)
1 MASSASOIT STREET - southwest corner of Franconia Street; Lot 001 in Assessor's Block 5554 - **Staff Initiated Discretionary Review** of Building Permit Application No. 2010.08.20.9282 for an expansion at the rear of an existing single family dwelling. The project site is located in the RH-1 (Residential, House, One-Family) Zoning District, the Bernal Heights Special Use District and a 40-X Height and Bulk Districts.
Preliminary Recommendation: Take Discretionary Review and approve with modifications (Continued from Regular Meeting of December 15, 2011)
- 20b. 2011.0379DV (D. SANCHEZ: (415) 575-9082)
1 MASSASOIT STREET - southwest corner of Franconia Street; Lot 001 in Assessor's Block 5554 - **Request for Variances** to Planning Code Section 242 to construct a stair and deck in the required rear yard and to provide one off-street parking space where two are required. The project site is located in the RH-1 (Residential, House, One-Family) Zoning District, the Bernal Heights Special Use District and a 40-X Height and Bulk Districts.
(Continued from Regular Meeting of December 15, 2011)
21. 2011.0945DD (A. PUTRA: (415) 575-9079)
1948 OCEAN AVENUE - northeast corner of Ocean Avenue and Fairfield Way; Lot 020C in Assessor's Block 3281 - **Request for Discretionary Review** of Building Permit Application No. 2010.05.02.5120 proposing a change of use to establish a new "Other Entertainment" use to operate as a billiard hall (d.b.a. Legend Billiard Hall) with an accessory beverage store selling only non-alcoholic beverages and will involve interior tenant improvements. The project site is a vacant commercial space that was previously a senior center and is located within the Ocean Avenue Neighborhood Commercial Transit District and 45-X Height and Bulk Districts.
Preliminary Recommendation: Do not take Discretionary Review and approve
22. 2011.0625D (A. PUTRA: (415) 575-9079)
100 EDNA STREET - northeast corner of Edna Street and Marston Avenue; Lot 021 in Assessor's Block 3182 - **Request for Discretionary Review** of Building Permit Application No. 2010.02.23.0811 to demolish an existing rear deck and construct a two-story horizontal addition at the rear of a two-story, single-family building. The proposed horizontal addition is approximately 24 feet deep, with a setback of at least 5 feet from the northern side property line and will not increase the height of the building. The

proposed addition will extend approximately 8 feet further than the rear wall of the adjacent building to the north. The project site is located within a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve

G. PUBLIC COMMENT

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

**SAN FRANCISCO
PLANNING COMMISSION
Notice of Meeting
&
Calendar**

01-13-12P02:54 RCVD

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, January 19, 2012**

GOVERNMENT
DOCUMENTS DEPT

10:00 AM

JAN 13 2012

Special Meeting

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COMMUNICATIONS

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10:00 AM _____

ROLL CALL:

President:
Commissioners:

Ron Miguel
Michael J. Antonini; Gwyneth Borden; Rodney
Fong; Kathrin Moore; Hisashi Sugaya

A. CLOSED SESSION:

1. Public Comments on Matters to be discussed in Closed Session.
2. Consider Adoption of Motion on Whether to Assert the Attorney-Client Privilege Regarding the Matters Listed Below as Conference With Legal Counsel. (San Francisco Administrative Code Section 67.10(d).)

THE PLANNING COMMISSION WILL GO INTO CLOSED SESSION TO DISCUSS THE FOLLOWING:

3. (Kate Stacy and Tom Lakritz)
Conference with Legal Counsel - Pursuant to California Government Code Section 54956.9(a) and San Francisco Administrative Code Section 67.10(d) to discuss pending litigation and consideration of settlement proposals in Pacific Polk Properties, LLC, et al. v. City and County of San Francisco, et al., San Francisco Superior Court Case No. CGC-10-501886, which was filed on July 23, 2010, and California-Nevada Annual Conference of the United Methodist Church v. City and County of San Francisco, United States District Court (N.D. Cal.) Case No. CV-11-2338 CW, which was filed on May 11, 2011; both lawsuits challenge, among other things, the Planning Commissions' June 24, 2010 failure to certify a final environmental impact report and denial of a conditional use authorization for a proposed project at 1601 Larkin Street.

FOLLOWING THE CLOSED SESSION, THE PLANNING COMMISSION WILL RECONVENE IN OPEN SESSION.

4. Following the Closed Session, the Planning Commission will report on any action taken during the Closed Session and will consider a motion regarding whether to disclose any part of the discussions during Closed Session.

Adjournment

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, January 19, 2012

1:00 PM

Regular Meeting

01-13-12P02:55 RCVD

GOVERNMENT
DOCUMENTS DEPT

JAN 13 2012

SAN FRANCISCO
PUBLIC LIBRARY

President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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or as a recorded message at (415) 558-6422.

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Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

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1:00 PM _____

ROLL CALL:

President: Ron Miguel
Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2011.0965C (S. LAI: (415) 575-9087)
1415 OCEAN AVENUE - south side between Granada and Miramar Avenues; Lots 063 and 064 in Assessor's Block 6941 -**Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303, 703.3 and 703.4, to convert vacant commercial space into a "formula retail use," (d.b.a. Sherwin Williams) within the Ocean Avenue NCT (Neighborhood Commercial Transit) Zoning District and 45-X Height and Bulk District.
Preliminary Recommendation:
(Proposed for Continuance to February 9, 2012)
2. 2007.0030E (P. MALTZER: (415) 575-9038)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot 13. - **Certification of the Final Environmental Impact Report**. The proposed project would include demolition of the existing health club, swimming and tennis facility, and the existing surface parking lot on Seawall Lot 351, and construction of two residential buildings south of the Jackson Street alignment that would contain approximately 165 residential units and range in height from 4 to 12 stories. The project would also construct a new fitness center, tennis and swimming facility, and restaurant/retail space. The residential buildings, underground parking for up to 420 parking spaces, retail and restaurant use, fitness center, common areas and service/core space would encompass approximately 575,000 gross square feet of space. North of the residential buildings, a new publicly accessible open space would be constructed to align with Jackson Street. North of this open space, the new fitness center building, two swimming pools, and four tennis courts would be constructed. The northern end of the site would contain a restaurant and publicly accessible open space. The project site is in the RC-4 (Residential/Commercial Combined: High Density) use district and the 84-E height and bulk district.
Note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on August 15, 2011. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.
Preliminary Recommendation: Certify the Final Environmental Impact Report
(Proposed for Continuance to February 9, 2012)
- 3a. 2007.0030ECKMRZ (K. GUY: (415) 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot 13 - **Adoption of Findings under the California Environmental Quality Act**. The project proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-

street parking spaces, within the RC-4 (Residential-Commercial, High Density) District, and the 84-E Height and Bulk District.

Preliminary Recommendation: Adopt California Environmental Quality Act Findings
(Proposed for Continuance to February 9, 2012)

- 3b. 2007.0030ECKMRZ (K. GUY: (4150 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot - **Request for Conditional Use Authorization** for review of a building exceeding 50 feet in an RC District (Section 253), to allow a non-accessory off-street parking garage (Section 209.7(d)), to allow non-residential uses exceeding 6,000 square feet (Section 209.8(f)), to allow commercial uses above the ground floor (Section 209.8(c)), and to approve a Planned Unit Development with specific modifications of Planning Code regulations regarding bulk limitations, rear yard, and off-street parking quantities. The project proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces, within the RC-4 (Residential-Commercial, High Density) District, and the 84-E Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to February 9, 2012)
- 3c. 2007.0030ECKMRZ (K. GUY: (4150 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot - **Request to Consider jointly with the Recreation and Park Commission the establishment of a cumulative shadow limit for Sue Bierman Park**, pursuant to the jointly-approved Section 295 Implementation Memo adopted in 1989. The project proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces, within the RC-4 (Residential-Commercial, High Density) District, and the 84-E Height and Bulk District.
Preliminary Recommendation: Establish Cumulative Shadow Limit
(Proposed for Continuance to February 9, 2012)
- 3d. 2007.0030ECKMRZ (K. GUY: (4150 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot 13 - **Request to Consider whether the net new shadow cast by the project on Sue Bierman Park will be adverse, and to authorize the allocation of the cumulative shadow limit for Sue Bierman Park to the project (Section 295)**. The project proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces, within the RC-4 (Residential-Commercial, High Density) District, and the 84-E Height and Bulk District.
Preliminary Recommendation: Adopt Findings that Shadow is Not Adverse
(Proposed for Continuance to February 9, 2012)
- 3e. 2007.0030ECKMRZ (K. GUY: (4150 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and

Seawall Lot 351, which includes Lot 13 - **Request for General Plan Amendment (Section 340) to "Map 2 - Height and Bulk Plan" within the Northeastern Waterfront Area Plan of the General Plan (Section 340)**, to reclassify two portions of the southwestern portion of the development site from the existing 84-foot height limit to a height of 92 feet in one portion, and 136 feet in another portion. The project proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces, within the RC-4 (Residential-Commercial, High Density) District, and the 84-E Height and Bulk District.

Preliminary Recommendation: Recommend Approval to the Board of Supervisors.
(Proposed for Continuance to February 9, 2012)

- 3f. 2007.0030ECKMRZ (K. GUY: (4150 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot 13 - **Consideration of a motion making findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.** The project proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces, within the RC-4 (Residential-Commercial, High Density) District, and the 84-E Height and Bulk District.

Preliminary Recommendation: Adopt General Plan Consistency Findings
(Proposed for Continuance to February 9, 2012)

- 3g. 2007.0030ECKMRZ (K. GUY: (4150 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot 13 - **Request for Height Reclassification (Section 302) of Zoning Map HT01 to reclassify two portions of the southwestern area of the development site from the 84-E Height and Bulk District to the 92-E Height and Bulk District in one portion, and the 136-E Height and Bulk District in another portion.** The project proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces, within the RC-4 (Residential-Commercial, High Density) District, and the 84-E Height and Bulk District.

Preliminary Recommendation: Recommend Approval to the Board of Supervisors.
(Proposed for Continuance to February 9, 2012)

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. **ELECTION OF OFFICERS:** In accordance with the Rules and Regulations of the San Francisco Planning Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the commission at the first Regular Meeting on or after the 15th day of January each year.
5. Commission Comments/Questions
- **Inquiries/Announcements.** Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).

- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

- 8a. 2010.0959CV (D. SANCHEZ: (415) 575-9082)
147 SOUTH PARK AVENUE - south side between 3rd Street and Jack London Place, Lot 031 in Assessor's Block 3775 - **Request for Conditional Use Authorization** under Planning Code Sections 814.13 and 303 to demolish an existing single family dwelling and construct as the replacement structure a four-story, two-unit multifamily dwelling with a ground floor commercial use identified as an eating establishment. The proposal is within the South Park Zoning District with a 40-X Height and Bulk designation.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of November 17, 2012)
- 8b. 2010.0959CV (D. SANCHEZ: (415) 575-9082)
147 SOUTH PARK AVENUE - south side between 3rd Street and Jack London Place, Lot 031 in Assessor's Block 3775 - **Request for Variance** under Planning Code Sections 145.1 and 306 to provide a parking entrance of 16 feet, in excess of 1/3 of the lot width, at the rear of the lot as part of the four-story, two-unit multifamily replacement structure. The proposal is within the South Park Zoning District with a 40-X Height and Bulk designation.
Preliminary Recommendation:
(Continued from Regular Meeting of November 17, 2011)
9. 2011.0471C (K. GUY: (415) 558-6163)
1111 CALIFORNIA STREET - southwest corner at Taylor Street, Lot 020 of Assessor's Block 0253 - **Request for Conditional Use Authorization** to continue the existing nonconforming entertainment and assembly use of the "Nob Hill Masonic Center", and to continue operation of the existing food and beverage service uses within the Center, pursuant to Planning Code Sections 185(e) and 303, within the RM-4 (Residential, Mixed, High Density) District, the Nob Hill Special Use District, and the 65-A Height and Bulk District. No interior or exterior modifications, or changes in patron capacity of the existing facility, are requested as a part of this action.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of November 17, 2011)

5:00 P.M.

10. 2011.1143D (A. STARR: (415) 558-6362)
2123 PIERCE STREET - west side between Clay and Sacramento Streets; Lot 002 in Assessor's Block 0632 - **Request for Discretionary Review** of Building Permit Application No. 2011.02.04.9646, proposing to construct a two-story, horizontal addition at the rear of the two-story, single-family house within the RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.
Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve
11. 2011.1151D (A. STARR: (415) 558-6362)
640 HAYES STREET - north side between Laguna and Buchanan Streets; Lot 008 in Assessor's Block 0806 - **Request for Discretionary Review** of Building Permit Application No. 2010.12.08.6310, proposing to legalize a horizontal addition constructed without permit, and to add a new dwelling unit at the ground floor of the existing three-story, two-unit building within the RTO (Residential, Transit Oriented) Zoning District and 40-X Height and Bulk District.
Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve
12. 2011.0674D (A. HOLLISTER: (415) 575-9078)
19 CHILD STREET - west side of Child Street between Lombard and Greenwich Streets, Lot 037 in Assessor's Block 0078 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(e), of Building Permit Application No. 2011.0822.2940 proposing the merger of existing dwelling units that would reduce the total number of dwelling units from two to one in the subject residential structure. The project is located within the RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.
Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Take Discretionary Review and Disapprove

F. PUBLIC COMMENT

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

**SAN FRANCISCO
PLANNING COMMISSION
Notice of Meeting
&
Calendar**

01-20-12P03:05 RCV D

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, January 26, 2012**

GOVERNMENT
DOCUMENTS DEPT

JAN 20 2012

12:00 PM

Regular Meeting

SAN FRANCISCO
PUBLIC LIBRARY

President: Ron Miguel
Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 PM _____

ROLL CALL:

President: Ron Miguel
Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2011.1064C (S. HAYWARD: (415) 558-6372)
2800 SLOAT BOULEVARD - north side of Sloat Boulevard, between 46th and 47th Avenues, Lot 001 in Assessor's Block 2515 - **Request for Conditional Use Authorization**, pursuant to Planning Code Section 303(e), to add two years to the validity of the previously approved Conditional Use Authorization for the proposed project originally approved November 13, 2008 under Case No. 2005.1066C. The project includes the demolition of three existing commercial buildings and a 34-space parking lot, and the construction of three new mixed-use, five-story, 60-foot-tall buildings totaling approximately 120,000 gross square feet (gsf) over a 112-space subterranean parking structure and a one-story approximately 1,000 gsf commercial building. The project would include 56 dwelling units, approximately 23,000 gsf of ground-floor commercial uses including an open-air market. The three existing commercial buildings on the project site proposed for demolition include a retail shop (Aqua Surf Shop), restaurant/café (John's Ocean Beach Café), and a motel (Robert's Motel). The project site is within the NC-2 (Small-Scale Neighborhood Commercial) zoning district, 100-A Height and Bulk district, and the Local Coastal Zone Permit Area.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of December 8, 2011)
(Proposed for Continuance to February 9, 2012)
2. 2011.0682DD (S. LAI: (415) 575-9087)
4218 MISSION STREET - west side between Castle Manor and Admiral Avenues; Lot 004 in Assessor's Block 6803 - **Mandatory Discretionary Review for a Medical Cannabis Dispensary**, pursuant to Planning Code Sections 711.84 and 790.141 in association with Building Permit Application No. 2011.02.23.0782, proposing to develop a Medical Cannabis Dispensary (d.b.a. "The Green Cross") on the ground floor of an existing building. This project lies within the NC-2 (Small-Scale, Neighborhood Commercial) District, and within the 40-X Height and Bulk District. A separate request for Discretionary Review has also been filed by a member of the public against the project.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
(Continued from Regular Meeting of November 17, 2011)
(Proposed for Continuance to February 16, 2012)
3. 2010.0506DD (A. PUTRA: (415) 575-9079)
5258 MISSION STREET - west side between Niagara and Mount Vernon Avenues; Lot 003B in Assessor's Block 7031 - **Mandatory Discretionary Review for a Medical Cannabis Dispensary**, pursuant to Planning Code Sections 711.84 and 790.141 in association with Building Permit Application No. 2010.05.27.3337, to allow a Medical Cannabis Dispensary (d.b.a Mission Organic) to locate within the existing vacant ground-floor tenant space. The proposed dispensary would not include on-site smoking, consumption, vaporizing, or cultivation. The property is located within an NC-2 (Small-scale, Neighborhood Commercial) District and 40-X Height and Bulk District. A separate

request for Discretionary Review has also been filed by a member of the public against the project.

Preliminary Recommendation: Do Not Take Discretionary Review and Approve
(Continued from Regular Meeting of November 17, 2011)
(Proposed for Continuance to February 16, 2012)

4. 2010.0468DD (A. PUTRA: (415) 575-9079)
5234 MISSION STREET - west side between Niagara and Mount Vernon Avenues; Lot 002C in Assessor's Block 7031 - **Mandatory Discretionary Review for a Medical Cannabis Dispensary**, pursuant to Planning Code Sections 711.84 and 790.141 in association with Building Permit Application No. 2010.06.16.4643, to allow a new Medical Cannabis Dispensary (d.b.a TreeMed) to locate within the existing vacant ground-floor tenant space. The proposed dispensary would not include on-site smoking, consumption, vaporizing, or cultivation. The property is located within an NC-2 (Small-scale, Neighborhood Commercial) District and 40-X Height and Bulk District. A separate request for Discretionary Review has also been filed by a member of the public against the project.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
(Continued from Regular Meeting of November 17, 2011)
(Proposed for Continuance to February 16, 2012)

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

5. 2011.0894C (K. DURANDET: (415) 575-6816)
3481 18TH STREET - south side of 18th Street between Valencia and Lexington, Lot 145, Assessor's Block 3589 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 178 and 186 to add outdoor activity area to an existing Limited Commercial Use authorized as a restaurant (d.b.a. Regalito) within the RTO-Mission (Residential Transit Oriented) Zoning District, and a 55-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

G. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

9. 2005.0233C (B. FU: (415) 558-6613)
49 JULIAN AVENUE - east side of Julian Avenue between 14th and 15th Streets, Lot 032 in Assessor's Block 3547 - **Request for Conditional Use Authorization** under Planning Code Sections 215(a), 175.6(e)(1)(c), 151.1 and 303 to allow the demolition of an existing one-story, industrial building and the construction of a new approximately 10,500-square foot, 50-foot tall, five-story residential building containing eight dwelling units and eight ground floor parking spaces utilizing its Eastern Neighborhoods Pipeline status per Planning Code Section 175.6(e) to elect to conform to the controls under the former C-M (Heavy Commercial) Zoning District and the 50-X Height and Bulk District, while conforming to Articles 1, 1.2, 1.5 and 2.5, as amended by the Eastern Neighborhoods Controls, or requesting Conditional Use authorization to seek relief from those amended Articles. The project site is currently in the UMU (Urban Mixed Use) District and a 45-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting November 17, 2011)

NOTE: On November 17, 2011, following public testimony, the Commission closed public hearing to allow absent Commissioners the opportunity to participate in the final action and they continued the matter to January 26, 2012 by a vote of (+5 -0). Commissioners Borden and Moore were absent.

H. REGULAR CALENDAR

10. (A. JOHN-BAPTISTE: (415) 558-6547)
TRANSPORTATION SUSTAINABILITY PROGRAM - **Informational presentation** regarding the proposed Transportation Sustainability Program - The proposed Program would better meet San Francisco's Transit First policy by modifying the methodology used to analyze transportation impacts under the California Environmental Quality Act and establishing a citywide Transportation Sustainability Fee to address transportation impacts.
11. (K. DISCHINGER: (415) 558-6284)
AREA PLAN IMPLEMENTATION UPDATE AND INTER-DEPARTMENT PLAN IMPLEMENTATION COMMITTEE (IPIC) REPORT AND CONTROLLERS OFFICE ANNUAL IMPACT FEE REPORT - **Informational presentation** on the activities of the Department's Plan Implementation Group, including overview of progress toward funding infrastructure projects called for in adopted area plans and coordination with CACs. Presentation of 2011 Inter-Department Plan Implementation Committee (IPIC) Report, which includes capital planning accomplishments and recommendations for each plan

area. Informational only - Discussion of the Controller's Annual Impact Fee Report, and the 2012 Impact Fee Rates.

12. (J. IONIN: (415) 559-6309)
WIRELESS TELECOMMUNICATIONS SERVICES (WTS) FACILITIES SITING GUIDELINES - Consideration of adoption of a Resolution amending the 1996 WTS Guidelines and supplemental policies by adding a new conditional use application submittal requirement. Service providers would be required to seek verification through independent evaluation of their coverage and capacity conclusions, as recommended by the Board of Supervisors.
Preliminary Recommendation: Adoption
13. (R. CRAWFORD: (415) 558-6358)
2011.0392C
500 GRANT AVENUE - northeast corner of Grant Avenue and Pine Street; Lot 012 in Assessor's Block 0258 - **Request for Conditional Use Authorization** - pursuant to Planning Code Sections 303 and 810.82 for a proposed wireless telecommunications service facility operated by AT&T Mobility. The facility would consist of six roof-mounted panel antennas and associated equipment located on the roof and in the interior of the building. The facility is proposed on a Location Preference 5 Site (Preferred Location – Mixed Use Building in High Density Districts) within the Chinatown Community Business District and 50-N Height and Bulk District.
Preliminary Recommendation: Approval with conditions
14. (R. CRAWFORD: (415) 558-6358)
2011.0411C
387 ELLIS STREET - southeast corner of Ellis and Jones Streets; Lot 012 in Assessor's Block 0332 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303, and 209.6(b) for a proposed wireless telecommunications service facility operated by AT&T Mobility. The facility would consist of nine roof-mounted panel antennas and associated equipment located in the basement of the building. The facility is proposed on a Location Preference 5 Site (Preferred Location – Mixed Use Building in High Density Districts) within the RC-4 (Residential-Commercial Combined, High Density) District and 80-T Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
- 15a. (E. WATTY: (415) 558-6620)
2011.1202RTZ
935-949 STOCKTON STREET - southwest corner of Washington Street; Lot 001 in Assessor's Block 0211 - **Request for a Planning Code Amendment** pursuant to Planning Code Section 302 to add Section 249.66 (Chinatown Transit Station Special Use District) with associated amendments to Zoning Map Sheet SU01, which would overlay the site and which would permit uses consistent with the CRNCD (Chinatown Residential Neighborhood Commercial) Zoning District but would permit the demolition of a mixed-use building in order to allow for the construction of the Chinatown Station of the Central Subway. The Ordinance was introduced by Supervisor David Chiu and is identified as Board of Supervisors File No. 11-1210. The Planning Commission will consider a resolution recommending this Text Amendment to the Board of Supervisors; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.
Preliminary Recommendation: Approval with Modifications
- 15b. (E. WATTY: (415) 558-6620)
2011.1202RTZ
935-949 STOCKTON STREET - southwest corner of Washington Street; Lot 001 in Assessor's Block 0211 - **Request for a Zoning Map Amendment** pursuant to Planning Code Section 302 to amend Sheet SU01 of the Official Zoning Map of the City and County of San Francisco, to establish the Chinatown Transit Station Special Use District. The Ordinance was introduced by Supervisor David Chiu and is identified as Board of

Supervisors File No. 11-1211. The Planning Commission will consider a resolution recommending this Zoning Map Amendment to the Board of Supervisors; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.

Preliminary Recommendation: Approval

16. 2011.1249C (B. BENDIX: (415) 575-9114)
2500 BRYANT STREET - southwest corner of the intersection of Bryant Street and 23rd Street; Lot 001 of Assessor's Block 4208 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 186, 303, and 727.42 to convert a retail grocery store to a full-service restaurant (d.b.a. Local's Corner) within an RM-1 (Low Density, Residential, Mixed) Zoning District, and a 40-X Height and Bulk District. The proposal also includes an outdoor seating area on the sidewalk for the restaurant. The use is not identified as a formula retail use.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of January 12, 2012)
17. 2011.0583EBU (C. TEAGUE: (415) 575-9081)
850 – 870 BRANNAN STREET (aka 888 BRANNAN STREET) - north side between 7th and 8th Streets, Lots 006, 007, 007A, and 072 in Assessor's Block 3780 - **Request for Office Development Authorization pursuant to Planning Code Sections 321, 322 and 803.9(c)** to establish the first, second and fifth floors of the existing five-story building at 870 Brannan Street as 113,753 gross square feet of legal office use, in combination with the 143,490 square feet of office use previously approved in Motion No. 18095, the retention of the Gift Center and Jewelry Mart in other portions of the 850 and 870 Brannan buildings, and 31 new off-street valet parking spaces on the first floor of the 870 Brannan building, and for an exception to the active use requirement for a portion of the 8th Street frontage pursuant to Planning Code Section 145.1(d), in a UMU (Urban Mixed Use) District, the Showplace Square Special Sign District, and a 68-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
- 18a. 2010.0860D (C. TEAGUE: (415) 575-9081)
183 BREWSTER STREET - east side between Joy Street and Esmeralda Boulevard; Lot 011 in Assessor's Block 5577 - **Request for Discretionary Review** of Building Permit Application No. 2006.09.25.3191, proposing to construct a new single-family home on a vacant lot in a RH-1 (Residential, House, One-Family) Zoning District, 40-X Height and Bulk District, and the Bernal Heights Special Use District.
Staff Analysis: Full Discretionary Review Analysis
Preliminary Recommendation: Do not take Discretionary Review and approve
(Continued from Regular Meeting of December 1, 2011)
- 18b. 2010.0858D (C. TEAGUE: (415) 575-9081)
187 BREWSTER STREET - east side between Joy Street and Esmeralda Boulevard; Lot 010 in Assessor's Block 5577 - **Request for Discretionary Review** of Building Permit Application No. 2006.09.25.3192, proposing to construct a new single-family home on a vacant lot in a RH-1 (Residential, House, One-Family) Zoning District, 40-X Height and Bulk District, and the Bernal Heights Special Use District.
Staff Analysis: Full Discretionary Review Analysis
Preliminary Recommendation: Do not take Discretionary Review and approve
(Continued from Regular Meeting of December 1, 2011)
- 18c. 2010.0801D (C. TEAGUE: (415) 575-9081)
191 BREWSTER STREET - east side between Joy Street and Esmeralda Boulevard; Lot 009 in Assessor's Block 5577 - **Request for Discretionary Review** of Building Permit

Application No. 2006.09.25.3193, proposing to construct a new single-family home on a vacant lot in a RH-1 (Residential, House, One-Family) Zoning District, 40-X Height and Bulk District, and the Bernal Heights Special Use District.

Staff Analysis: Full Discretionary Review Analysis

Preliminary Recommendation: Do not take Discretionary Review and approve

(Continued from Regular Meeting of December 1, 2011)

- 19a. 2011.0304DV (B. FU: (415) 558-6613)
147 ANDOVER STREET - east side between Powhattan and Eugenia Avenues; Lots 024 in Assessor's Block 5647 - **Request of Discretionary Review** of Building Permit Application No. 2010.10.21.3547, proposing to (1) remodel the interior, (2) raise the roof at the rear by 3'-0" in height, (3) legalize the reconstruction of the rear most 8'-0" of the existing building, and (4) construct a new rear deck and stair on the existing single-family dwelling in a RH-1 (Residential, House – One-Family) District and the Bernal Heights Special Use District with a 40-X Height and Bulk Designation.
Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do Not Take Discretionary Review and Approve Project as Proposed.
(Continued from Regular Meeting of December 8, 2011)
- 19b. 2011.0304DV (B. FU: (415) 558-6613)
147 ANDOVER STREET - east side between Powhattan and Eugenia Avenues; Lots 024 in Assessor's Block 5647 - **Request for Rear Yard Variance** pursuant to Planning Code Section 242(e)(2) , proposing to raise the roof at the rear by 3'-0" in height and construct a new rear deck and stair on the existing single-family dwelling in a RH-1 (Residential, House–One-Family) District and the Bernal Heights Special Use District with a 40-X Height and Bulk Designation.
(Continued from Regular Meeting of December 8, 2011)

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, February 2, 2012

12:00 PM

Regular Meeting

01-27-12P12:42 RCV D

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PUBLIC LIBRARY

President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Case reports and relevant materials are linked to the items on calendar at the above web site.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
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These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 PM _____

ROLL CALL:

President: Ron Miguel
Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

1. 2010.1038C (R. CRAWFORD: (415) 558-6358)
1735 POLK STREET (aka 1729-1739 POLK STREET) - west side between Washington and Clay Streets; Lot 002 in Assessor's Block 0619 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303, 121.2, 723.21 (Non-Residential Use Size exceeding 2,499 square feet) and 723.42 (Full-Service Restaurant), to develop a 2,900 square foot Full Service Restaurant (d.b.a. The Living Room) with beer and wine service. The project would convert vacant space behind the existing Quickly Restaurant to a full service restaurant use within the Polk Street Neighborhood Commercial District and 65-A Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
2. 2011.1233C (K. GUY: (415) 558-6163)
2255 POLK STREET - west side between Green and Vallejo Streets, Lot 001 of Assessor's Block 0550 - **Request for Conditional Use Authorization** to establish a full-service restaurant (d.b.a. to be determined) within an existing commercial tenant space located at 2255 Polk Street, pursuant to Planning Code Sections 303 and 723.42, within the Polk Street Neighborhood Commercial District and the 65-A Height and Bulk District. Tenant improvements are proposed for the tenant space, however the size of the space will not change.
Preliminary Recommendation: Approval with Conditions
3. 2011.0679Q (A. HOLLISTER: (415) 575-9078)
1120-1130 KEARNY STREET - east side of Kearny Street between Vallejo Street and Broadway, Lot 022 in Assessor's Block 0144 - **Request for Condominium Conversion Subdivision** to convert all six dwelling units in a residential building into a condominium form of ownership within the RM-2 (Residential, Mixed, Moderate Density) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval
4. 2011.0680Q (A. HOLLISTER: (415) 575-9078)
1145 GREEN STREET - south side of Kearny Street between Hyde and Leavenworth Streets, Lot 019A in Assessor's Block 0125 - **Request for Condominium Conversion Subdivision** to convert all six dwelling units in a residential building into a

condominium form of ownership within the RH-3 (Residential, House, Three-Family)
Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval

C. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

5. Consideration of Adoption:
 - Draft Minutes of Regular Meeting of January 12, 2012
 - Draft Minutes of Closed Session Meeting of January 19, 2012
 - Draft Minutes of Regular Meeting of January 19, 2012
6. Commission Comments/Questions
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR

9. (T. DISANTO/K. DEMARTINI: (415) 575-9113/575-9118)
FY 2012-2014 PROPOSED DEPARTMENT BUDGET – an **informational presentation** of the Department's revenue and expenditure budget in FY 2012-2013 and FY 2013-2014 - including grants, technology and capital budget requests, proposed staffing changes, and revised performance measures.
10. (A. JOHN-BAPTISTE: (415) 558-6547)
INFORMATIONAL PRESENTATION ON THE STATUS OF THE PERMIT & PROJECT TRACKING SYSTEM (PPTS) - This project replaces Planning's legacy system, and provides for enhanced system functionality, improved citizen access, and more transparent data.

11. 2011.0167T (S. HAYWARD: (415) 558-6372)
AMENDMENTS TO THE PLANNING CODE INCLUDING BUT NOT LIMITED TO ARTICLES 10 AND 11 - Ordinance sponsored by the Planning Department that would amend the Planning Code including but not limited to Articles 10 and 11. The Planning Commission reviewed proposed amendments on August 5, 2010 and recommended approval with minor modifications of various Code Sections to the Board of Supervisors. The Historic Preservation Commission began a parallel review of the proposed amendments in 2010 on the following dates: July 21st, August 4th, 18th, September 1st, 15th, and 29th, October 6th, 15th, and 21st, November 3rd and 17th. Preliminary Recommendation: Approval
(Continued from Regular Meeting of December 8, 2011)
NOTE: On December 8, 2011, following public hearing the Commission continued this item to 2/2/12 by a vote of (+5 -0). Commissioners Olague and Borden were absent. *Public hearing remains open*
12. 2011.1382T (K. HADDADAN: (415) 575-9068)
AMENDMENTS TO PLANNING CODE SECTIONS 263.20 and 710.1 to permit a maximum five foot ground floor height increase in the 40-X and 50-X Height and Bulk Districts in the NC-3 Zoning District along Geary Blvd, from Scott Street to 28th Ave and portions of Clement and Balboa Streets. The Commission will consider an Ordinance introduced by Supervisor Mar amending the San Francisco Planning Code including 1) Amending Section 263.20 to permit a maximum of a five foot ground floor height increase when active ground floor uses are provided in the 40-X and 50-X height and bulk districts in the NC-3 zoning district along Geary Blvd, from Scott St. to 28th Ave; and 2) amending Section 710.1 to refer to this special height exception; adopting findings, including environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1. In addition, the Commission will consider a Planning Department proposal to extend the legislation to permit a five foot ground floor height increase to parcels in the Inner Clement Neighborhood Commercial District (Clement Street between Arguello Boulevard and Funston Avenue); the Outer Clement Neighborhood Commercial District (Clement Street between 18th and 28th Avenues); and NC-2 (Small-Scale Neighborhood Commercial) District parcels on Balboa Street between 2nd Avenue and 8th Avenue, and between 32nd Avenue and 39th Avenue. Preliminary Recommendation: Approval with Modifications.
- 13a. 2008.1162K (G. CABREROS: (415) 558-6169)
1251 TURK STREET - south side between Webster and Laguna Streets (bordering Buchanan Mall, a public park under the jurisdiction of the Department of Recreation and Parks); Lots 027 and 028 (formerly Lot 025) in Assessor's Block 757 - **Request to consider whether or not the net new shadow cast** by the project on Buchanan Mall will be adverse, pursuant to Planning Code Section 295, to allow construction of a five-story building containing up to 97 affordable senior housing units and one manager's unit within the RM-3 (Residential, Mixed, Medium Density) District and 50-X Height and Bulk District.
Preliminary Recommendation: Approve Motion that net new shadow is not adverse
- 13b. 2011.0176C (S. VELLE: (415) 558-6263)
1251 TURK STREET - south side between Webster and Laguna Streets (bordering Buchanan Mall, which is under the purview of the Recreation and Parks Department); Lots 027 and 028 (formerly Lot 025) in Assessor's Block 757 - **Request for Conditional Use Authorization** for a Planned Unit Development, pursuant to Planning Code Sections 295, 253, 303 and 304, to construct a five-story building containing up to 97 affordable senior housing units and one manager's unit, and to reconfigure existing off-street parking within the RM-3 (Residential, Mixed, Medium Density) District and 50-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.

14. 2009.0291X (K. GUY: (415) 558-6163)
151 THIRD, 670 and 676 HOWARD STREETS - Lots 027, 028, and 078 of Assessor's Block 3722 - **Request for a Determination of Compliance pursuant to Planning Code Section 309**, with exceptions to the requirements for "Bulk Limits", "Loading" and "Reduction of Ground-Level Wind Currents in C-3 Districts". The project sponsor (San Francisco Museum of Modern Art, "SFMOMA") proposes to expand the existing SFMOMA located at 151 Third Street (Assessor Block 3722, Lot 78). The sponsor proposes demolition of the existing 7,620-square-foot, 4-story-over-basement building at 670 Howard Street (Assessor's Block 3722, Lot 027), and demolition of the existing 4,400-square-foot, 2-story Fire Station No. 1 at 676 Howard Street. SFMOMA would construct an approximately 200-foot-tall, 230,000-square-foot building addition at the rear of the 151 Third Street building, on the 670-676 Howard Street parcels and the vacated Hunt Street right-of-way, extending from Minna Street to Howard Street in order to display the museum's existing and future art collections and to consolidate its support functions on site. The 151 Third Street site is located in a C-3-O (Downtown Office) Use District and a 500-I Height and Bulk District. The 670 Howard Street site is located in a C-3-S (Downtown Support) Use District and a 320-I Height and Bulk District. The 676 Howard Street site is located in a P (Public) District and a 320-I Height and Bulk District. The property at 676 Howard Street has been previously proposed to be rezoned from the P (Public) District to the C-3-S (Downtown, Support) District, however, this action will not be considered by the Planning Commission at this hearing. Preliminary Recommendation: Approval with Conditions.
- 15a. 2011.0756C (K. GUY: (415) 558-6163)
1836 POWELL STREET - east side between Greenwich and Filbert Streets; Lots 018 and 030 in Assessor's Block 0089 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 178.1, 209.4, 303, and to expand an existing community facility (Salesian Boys and Girls Club) by adding a third story measuring approximately 7,300 square feet and reaching a roof height of approximately 40 feet, within the RM-1 (Residential, Mixed, Low Density) District, the 40-X Height and Bulk District, and the Telegraph Hill-North Beach Residential Special Use District. The project also includes interior and exterior modifications to the existing facility.
Preliminary Recommendation: Approval with Conditions
- 15b. 2011.0756V (K. GUY: (415) 558-6163)
1836 POWELL STREET - east side between Greenwich and Filbert Streets; Lots 018 and 030 in Assessor's Block 0089 - **Request for a Variance**, pursuant to Planning Code Sections 134, 151, and 188, to 1) Allow a rear yard of approximately 15 feet, where a rear yard of approximately 37 is required; 2) To allow the expansion of an existing use while providing no additional parking spaces, where four are required; and 3) To allow the expansion of an existing non-complying structure, in association with a project that would expand an existing community facility (Salesian Boys and Girls Club) by adding a third story measuring approximately 7,300 square feet and reaching a roof height of approximately 40 feet, within the RM-1 (Residential, Mixed, Low Density) District, the 40-X Height and Bulk District, and the Telegraph Hill-North Beach Residential Special Use District. The project also includes interior and exterior modifications to the existing facility.
16. 2011.0949D (S. YOUNG: (415) 558-6346)
1737 POST STREET SUITE 300 (AKA 11 PEACE PLAZA) - south side between Webster and Buchanan Streets; Lot 009 in Assessor's Block 0700 - **Request for Discretionary Review** of Building Permit Application No. 2011.06.01.7183, proposing the change of use of an approximately 490 square-foot vacant ground floor commercial space (previously occupied by a retail store) into a small self-service restaurant (d.b.a. KB Café) within the interior of Japantown Center Kintetsu Mall in the NC-3 (Moderate-Scale) Neighborhood

Commercial District, Japantown Special Use District, and 50-X Height and Bulk District. The proposal will involve interior tenant improvements to the commercial space.

Staff Analysis: **Full Discretionary Review**

Preliminary Recommendation: Take Discretionary Review and approve the project with conditions

(Continued from Regular Meeting of December 8, 2011)

NOTE: On December 8, 2011, following a failed motion to take DR & approve w/ modifications per staff recommendation (+3 -3 w/ Moore, Sugaya, & Miguel voting against), the item was continued to 2/2/12 (+5 -1) Antonini voted against and Olague was absent; the public hearing remains open

17. 2011.0091D (G. CABREROS: (415) 558-6169)
60 RICO WAY - north side between Avila Street and Retiro Way; Lot 022 in Assessor's Block 0418A - **Request for Discretionary Review** of Building Permit Application No. 2010.12.23.7320 proposing to construct a new partial third floor and side horizontal additions to the existing two-story, single family residence within the RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District.
Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve

G. PUBLIC COMMENT

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

02-03-12P03:32 RCVD

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 9, 2012
12:00 PM

GOVERNMENT
DOCUMENTS DEPT

FEB - 3 2012

SAN FRANCISCO
PUBLIC LIBRARY

President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Case reports and relevant materials are linked to the items on calendar at the above web site.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

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12:00 PM _____

ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2004.0976E (D. LEWIS: (415) 575-9095)
376 CASTRO STREET - northwest corner of the intersection of Castro and Market Streets; Lot 6 in Assessor's Block 2623 - **Appeal of a Preliminary Mitigated Negative Declaration** - The proposed project would involve demolition of an existing automotive gasoline and service station, and construction of a six-story, approximately 65-foot-tall, 43,070-square-foot, mixed-use building with 24 residential units, approximately 2,990 square feet of ground-floor commercial space and a 14-space underground parking garage with ingress and egress from Castro Street. The project site is located within the Upper Market Street Neighborhood Commercial District and a 65-B Height and Bulk District.
Preliminary Recommendation: Uphold the Preliminary Mitigated Negative Declaration
(Proposed for Continuance to March 1, 2012)
2. 2011.1381TZ (S. HAYWARD: (415) 558-6372)
AMENDMENTS TO THE PLANNING CODE, ADDING NEW SECTION 249.66 TO ESTABLISH THE ART AND DESIGN SPECIAL USE DISTRICT AT 1111 EIGHTH STREET AND AMENDING SECTIONAL MAP SU08 OF THE ZONING MAP (BOARD FILE NO. 11-1278). Ordinance introduced by Supervisor Cohen adding Planning Code Section 249.66 to establish the Art and Design Special Use District at 1111 Eighth Street to facilitate the continued operation of the California College of the Arts and provide a regulatory scheme for a potential future phased expansion of the campus; and adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.
(Proposed for Continuance to April 5, 2012)
3. 2009.0156E (J. BATTIS: (415) 575-9022)
89 BELGRAVE AVENUE - south side between Stanyan and Shrader Streets; Lot 072 of Assessor's Block 2688 - **Appeal of Preliminary Mitigated Negative Declaration** for the proposed project entailing 1) subdivision of an existing 7,500-square foot parcel into two lots, resulting in an approximately 4,200-sq ft lot with 42 feet of frontage along Belgrave Avenue containing an existing single-family residence, and a second undeveloped approximately 3,300-sq ft parcel with 33 feet of frontage along Belgrave Avenue to the west of the existing building; 2) enlarging an existing 2,270-sq ft residence by approximately 2,000 sq ft, resulting in an approximately 4,210-sq ft, approximately 37-foot-high building with two off-street parking spaces; and 3) construction of a new approximately 3,971-sq ft, 37-foot-high three-story-over two-car garage single-family residence. The project site is located within an RH-1(D) (Residential House, One-Family (Detached Dwelling)) District and a 40-X Height and Bulk District in the Haight-Ashbury neighborhood. The proposed project would require a variance from the minimum lot area requirements.
(Continued from Regular Meeting of November 17, 2011)

(Proposed for Continuance to March 22, 2012)

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

4. 2011.1064C (S. HAYWARD: (415) 558-6372)
2800 SLOAT BOULEVARD - north side of Sloat Boulevard, between 46th and 47th Avenues, Lot 001 in Assessor's Block 2515 - **Request for Conditional Use Authorization**, pursuant to Planning Code Section 303(e), to add two years to the validity of the previously approved Conditional Use Authorization for the proposed project originally approved November 13, 2008 under Case No. 2005.1066C. The project includes the demolition of three existing commercial buildings and a 34-space parking lot, and the construction of three new mixed-use, five-story, 60-foot-tall buildings totaling approximately 120,000 gross square feet (gsf) over a 112-space subterranean parking structure and a one-story approximately 1,000 gsf commercial building. The project would include 56 dwelling units, approximately 23,000 gsf of ground-floor commercial uses including an open-air market. The three existing commercial buildings on the project site proposed for demolition include a retail shop (Aqua Surf Shop), restaurant/café (John's Ocean Beach Café), and a motel (Robert's Motel). The project site is within the NC-2 (Small-Scale Neighborhood Commercial) zoning district, 100-A Height and Bulk district, and the Local Coastal Zone Permit Area.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of January 26, 2011)
5. 2011.1434C (D. SÁNCHEZ: (415) 575-9082)
1050 SOUTH VAN NESS AVENUE - west side between 21st and 22nd Streets, Lot 053 in Assessor's Block 3615 - **Request for Conditional Use Authorization** under Planning Code Sections 209.3(f), 178 and 303 to expand an existing child care facility (d.b.a. Mission Kids Day Care) that provides less than 24 hour care to 13 or more children by 825 square feet to service up to 33 children in total within the RTO-M (Residential, Transit Oriented, Mission Neighborhood) Zoning District and a 50-X Height and Bulk district.
Preliminary Recommendation: Approval with Conditions
6. 2011.1219C (T. WANG: (415) 558-6335)
2138 IRVING STREET - on the north side of Irving Street between 22nd and 23rd avenues; Lot 024 in Assessor's Block 1728 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303, 711.44 and 781.2 to allow a small self-service restaurant (d.b.a. Sticks) within the NC-2 (Small-Scale Neighborhood Commercial) District, the Irving Street Restaurant and Fast-Food Subdistrict, and a 65-A Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
7. 2011.0965C (S. LAI: (415) 575-9087)
1415 OCEAN AVENUE - south side between Granada and Miramar Avenues; Lots 063 and 064 in Assessor's Block 6941 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303, 703.4 and 737.21, to convert vacant commercial space into a "formula retail use," in excess of 4,000 square feet at the ground and mezzanine floor (d.b.a. Sherwin Williams) within the Ocean Avenue NCT (Neighborhood Commercial Transit) Zoning District and 45-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of January 19, 2012)

8. 2011.1138C (D. VU: (415) 575-9120
3801 18th STREET - southwest corner of 18th and Church Streets; Lot 001 in Assessor's Block 3585 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 186, 303 and 715.44, to convert a vacant commercial space into a small, self-service restaurant with an accessory small brewery (d.b.a. Cerveceria de MateVeza) within an RM-1 (Residential, Mixed - Low-Density) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

C. COMMISSIONERS' QUESTIONS AND MATTERS

9. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. DIRECTOR'S REPORT

10. Director's Announcements
11. Resolution commending John Billovits' 20 years of service with the City of San Francisco.
12. 2000.1073C
201 FOLSOM STREET (AKA 314 MAIN STREET) - south side between Main and Beale Street, Lot 003 (previously Lot 001) in Assessor's Block 3746 - **Informational item** to present the current design pursuant to the original approval Motion No. 16647 - The project includes two residential towers with heights of 350 and 400 feet above an 85-foot podium, up to 671 dwelling units, up to 15,000 square feet of ground floor commercial space, and up to 701 off-street parking spaces, in a RC-4 (Residential-Commercial Combined Districts, High Density) and a 400-W Height and Bulk District, and within the Folsom and Main Residential/Commercial Special Use District.
Preliminary Recommendation: Informational – No action required
13. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR

14. 2010.0613C (E. WATTY: (415) 558-6620)
2055 UNION STREET - south side between Buchanan and Webster Streets; Lot 018 of Assessor's Block 0541 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303(c) and (k), 725.21, and 725.52 to allow the de-facto removal of the existing single-screen movie theater (d.b.a the Metro Theater) and the change of use to a Personal Service (d.b.a Equinox Gym) at the first through fourth floors with a use size exceeding 2,499 square feet in the existing Landmark building (No. 261) within the Union Street NCD (Neighborhood Commercial District) and 40-X Height and Bulk District. The Historic Preservation Commission reviewed and approved the Certificate of Appropriateness for this project on November 16, 2011.
Preliminary Recommendation: Approval with conditions
15. 2011.0532T (A. STARR: (415) 558-6362)
USES, SIGNS, BUILDING FEATURES, FLOOR AREA RATIO, PARKING, AND COMPLIANCE IN SPECIFIED USE DISTRICTS - **The Commission will consider a proposed Ordinance [BF 110548] amending the San Francisco Planning Code by repealing Sections 136.2, 136.3, 158, 187, 249.15, 263.2, 263.3, 602.25, 602.26, 607.3 and 607.4 and amending various other Code sections to as well as additional recommendations by Planning staff.** Specifically, the proposed Ordinance would (1) increase the amount of principally permitted parking spaces for dwellings in RC-4 and C-3 Districts; (2) make off-street parking requirements in the Van Ness Special Use District and RC-3 Districts consistent with those of RC-4 Districts; (3) eliminate minimum parking requirements for the Chinatown Mixed Use Districts and North Beach Neighborhood Commercial Districts; (4) allow exceptions from required parking under specified circumstances; (5) amend the restrictions on off-street parking rates and extend them to additional zoning districts, (6) revise sign, awning, canopy and marquee controls in specified zoning districts; (7) increase the permitted use size for limited corner commercial uses in RTO and RM districts, and allow reactivation of lapsed limited commercial uses in R districts; (8) revise the boundaries of and modify parking and screening requirements in the Washington-Broadway and Waterfront Special Use Districts; (9) modify controls for uses and accessory uses in Commercial and Residential-Commercial Districts; (10) permit certain exceptions from exposure and open space requirements for historic buildings; and (11) modify conformity requirements in various use districts; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.
(Continued from Regular Meeting of December 15, 2011)
NOTE: On October 20, 2011, although informational only and no action was required, the Commission continued this item to 12/15/11
NOTE: On December 15, 2011, following public testimony, the Commission continued the matter to 2/9/12 by a vote of (+7 -0).
16. 2011.0533Z (A. STARR: (415) 558-6362)
ZONING MAP AMENDMENTS – WASHINGTON-BROADWAY SPECIAL USE DISTRICT 1; WATERFRONT SPECIAL USE DISTRICT 2 AND 3; SPECIAL DISTRICTS FOR SIGN ILLUMINATION; AND SPECIAL DISTRICTS FOR SCENIC STREETS - **The Commission will consider a proposed Ordinance [BF 110547] introduced by Supervisor Chiu concerning Sheets SU01, SS01 and SS02 of the San Francisco Zoning Map as well as additional recommendations by Planning staff.** Specifically, the proposed Ordinance would amend the San Francisco Planning Code by 1) adding blocks and lots to the Washington-Broadway Special Use District 1; 2) adding blocks to the Waterfront Special Use District 2; 3) deleting blocks and add lots to the Waterfront Special Use District 3; 4) making the boundaries of the Special District for Sign

Illumination on Broadway co-extensive with the Broadway Neighborhood Commercial District; 5) deleting the Van Ness Special District for Sign Illumination; and 6) adding The Embarcadero from Taylor Street to Second Street to the Special District for Scenic Streets; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

(Continued from Regular Meeting of December 15, 2011)

NOTE: On October 20, 2011, although informational only and no action was required, the Commission continued this item to 12/15/11

NOTE: On December 15, 2011, following public testimony, the Commission continued the matter to 2/9/12 by a vote of (+7 -0).

17. 2011.0189D (G. CABREROS: (415) 558-6189)
721 BEACH STREET - south side between Hyde and Larkin Streets, Lot 017 in Assessor's Block 0025 - **Mandatory Discretionary Review**, pursuant to a request by the Planning Commission, of Demolition Permit Application No. 2010.11.29.5727 and Building Permit Application No. 2010.11.29.5645 proposing demolition of an existing, one-story commercial building and new construction of a four-story, mixed-use building with one dwelling unit in the C-2 (Community Business) District, the Waterfront Special Use District No. 2 and the 40-X Height and Bulk District.
 Staff Analysis: Full Discretionary Review
 Preliminary Recommendation: Do not take Discretionary Review and approve.
18. 2011.0251D (A. HOLLISTER: (415) 575-9078)
780-784 GREEN STREET - south side of Green Street between Mason and Powell Streets, Lot 024 in Assessor's Block 0118 - **Request for Discretionary Review** of Building Permit Application No. 2010.1123.5588 proposing the expansion of a stair structure located on the rear of the existing three-dwelling unit building in the RM-2 (Residential, Mixed, Moderate-Density) Zoning District and 40-X Height and Bulk District.
 Staff Analysis: Abbreviated Discretionary Review
 Preliminary Recommendation: Do Not Take Discretionary Review and Approve

G. PUBLIC COMMENT

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- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

***** NOTICE OF PROPOSED FUTURE AGENDA ITEMS *****

8 WASHINGTON STREET

MARCH 8, 2012

Planning Commission will consider actions to
8 Washington St., including certification of the EIR.,
as well as the entitlement actions for the project
(Case No. 2007.0030ECKMRZ)

NOTE: Hearing dates listed above may be tentative. This notice is not final public notification, but is intended to inform interested parties about up-coming items.
ALWAYS VERIFY THAT ANY ITEM OF INTEREST IS SCHEDULED FOR A HEARING ON THE FINAL PUBLISHED CALENDAR FOR THAT DATE.

**SAN FRANCISCO
PLANNING COMMISSION
Notice of Meeting
&
Calendar**

02-10-12P01:00 RCVD

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 16, 2012

GOVERNMENT
DOCUMENTS DEPT

FEB 10 2012

1:30 PM

Regular Meeting

SAN FRANCISCO
PUBLIC LIBRARY

President: Ron Miguel
Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;
Hisashi Sugaya; Cindy Wu

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Case reports and relevant materials are linked to the items on calendar at the above web site.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. ***When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org***

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

1:30 PM _____

ROLL CALL:

President: Ron Miguel
Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong;
Kathrin Moore; Hisashi Sugaya; Cindy Wu

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

1. 2011.1172C (S. YOUNG: (415) 558-6346)
626 CLEMENT STREET - north side of Clement Street between 7th and 8th Avenues; Lot 022 in Assessor's Block 1426 - **Request for Conditional Use Authorization** pursuant to pursuant to Sections 178(e)(2) and 303 of the Planning Code to modify the conditions of a prior Conditional Use authorization under Motion No. 18282 (Case No. 2010.0793C) to allow the expansion of a full-service restaurant use (d.b.a. Volar Roman House) within an approximately 1,800 square-foot karaoke lounge (d.b.a. Volar Karaoke) on the ground floor of a two-story mixed-use building within the Inner Clement Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District. The expansion will involve converting the approximately 300 square-foot vacant ground floor commercial space located at the front of the building (previously occupied by a retail store d.b.a. D&B Wireless) into a new dining area for the existing full-service restaurant use.

Preliminary Recommendation: Approval with Conditions

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. DIRECTOR'S REPORT

3. Director's Announcements
4. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR

5. (T. DISANTO/K. DEMARTINI: (415) 575-9113/575-9118)
FINALIZE FISCAL YEAR 2012-2014 DEPARTMENT BUDGET AND WORK PROGRAM
 Review and approval of a balanced Fiscal Year 2012-2014 department budget and work program for submission to the Mayor's Office (**action Item**).

6. (T. OJEDA: (415) 558-6251)
EASTERN NEIGHBORHOODS PLANS MONITORING REPORTS (2006-2010) – Informational only - The *Eastern Neighborhoods Plans Monitoring Reports* describe commercial and residential development activities in all four Eastern Neighborhoods – Central Waterfront, East SoMa, Mission, Showplace Square/Potrero Hill – between 2006 and 2010. These are the first five-year time series monitoring reports since the Plans' adoption in 2009 and account for new construction, demolitions and alterations completed in the last five years as well as provides near term development trends in the pipeline. The *Reports* also discuss implementation of proposed programming, including affordable housing construction, fees collected, historic preservation, and first source hiring. There is a monitoring report for each Eastern Neighborhood Area Plan and these are available for public review at the Planning Department or downloaded through the website. Reference copies will also be available at the Government Information Center at the San Francisco Main Public Library.
 Preliminary Recommendation: No Action required.

7. (J. RAHAIM (415) 558-6411)
CALIFORNIA HIGH-SPEED RAIL POLICY STATEMENT - The City of San Francisco has been a strong supporter of the California High-Speed Rail linking downtown San Francisco with downtown Los Angeles, and ultimately San Diego. The City has been working cooperatively with the California High-Speed Rail Authority and other regional governing entities to implement this important project, through the Transbay Joint Powers Authority with the construction of the Transbay Transit Center, the creation of the Transit Center District Plan that envisions the area around the Transbay Terminal as the heart of the new downtown. The city has prepared a draft Policy Statement in support of the California High-Speed Rail Authority, and is asking key city commissions, including the Planning Commission, to indicate their strong support of the project as voiced in the draft Policy Statement.
 Preliminary Recommendation: Adopt draft High-Speed Rail Policy Statement.

8. 2011.1327C (K. GUY: (415) 558-6163)
401 GROVE STREET - southwest corner at Gough Street, Lot 036 of Assessor's Block 0808 - **Request for Conditional Use Authorization** to amend the conditions of approval for a previously-approved project in order to allow seven additional parking spaces in a tandem configuration, exceeding the number of spaces principally permitted by the Planning Code. The associated project was approved on July 14, 2011, and proposes to demolish an existing surface parking lot and construct a new five-story mixed-use building containing approximately 63 dwelling units, 5,000 square feet of ground floor commercial uses, and 37 off-street parking spaces within an underground garage (Case No. 2011.0399C). The requested amendment would increase the total number of off-street parking spaces to 44.

Preliminary Recommendation: Disapproval
(Continued from Regular Meeting of January 12, 2012)

9. 2011.1249C (B. BENDIX: (415) 575-9114)
2500 BRYANT STREET - southwest corner of the intersection of Bryant Street and 23rd Street; Lot 001 of Assessor's Block 4208 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 186, 303, and 727.42 to convert a retail grocery store to a full-service restaurant (d.b.a. Local's Corner) within an RM-1 (Low Density, Residential, Mixed) Zoning District, and a 40-X Height and Bulk District. The proposal also includes an outdoor seating area on the sidewalk for the restaurant. The use is not identified as a formula retail use.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of January 12, 2012)
NOTE: On January 26, 2012, following public testimony the Commission continued the matter to 2/16/12 by a vote (+5 -0), Project Sponsor to meet w/neighbors. Fong was absent. PH remains open.
- 10a. 2011.0944DV (C. LAMORENA: (415) 575-9085)
1921 VALLEJO STREET - south side between Laguna and Octavia Streets; Lot 021 in Assessor's Block 0567 - **Request for Discretionary Review** of Building Permit Application 2011.06.01.7223, proposing to construct a one-story horizontal addition at the rear of the four-story over garage, two-unit building within the RH-2 (Residential, House, Two-Family) Zoning District and 105-D Height and Bulk District.
Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve
- 10b. 2011.0944DV (C. LAMORENA: (415) 575-9085)
1921 VALLEJO STREET - south side between Laguna and Octavia Streets; Lot 021 in Assessor's Block 0567 - **Request for Variances** - to Planning Code Sections 134 and 188 to construct a one-story horizontal addition in the required rear yard that would also enlarge the existing noncomplying structure. The project site is located in the RH-2 (Residential, House, Two-Family) Zoning District and 105-D Height and Bulk District.
11. 2011.0682DD (S. LAI: (415) 575-9087)
4218 MISSION STREET - west side between Castle Manor and Admiral Avenues; Lot 004 in Assessor's Block 6803 - **Mandatory Discretionary Review for a Medical Cannabis Dispensary**, pursuant to Planning Code Sections 711.84 and 790.141 in association with Building Permit Application No. 2011.02.23.0782, proposing to develop a Medical Cannabis Dispensary (d.b.a. "The Green Cross") on the ground floor of an existing building. This project lies within the NC-2 (Small-Scale, Neighborhood Commercial) District, and within the 40-X Height and Bulk District. A separate request for Discretionary Review has also been filed by a member of the public against the project.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
(Continued from Regular Meeting of January 26, 2012)
- 12a. 2010.0506DD (A. PUTRA: (415) 575-9079)
5258 MISSION STREET - west side between Niagara and Mount Vernon Avenues; Lot 003B in Assessor's Block 7031 - **Mandatory Discretionary Review for a Medical Cannabis Dispensary**, pursuant to Planning Code Sections 711.84 and 790.141 in association with Building Permit Application No. 2010.05.27.3337, to allow a Medical Cannabis Dispensary (d.b.a Mission Organic) to locate within the existing vacant ground-floor tenant space. The proposed dispensary would not include on-site smoking, consumption, vaporizing, or cultivation. The property is located within an NC-2 (Small-scale, Neighborhood Commercial) District and 40-X Height and Bulk District. A separate request for Discretionary Review has also been filed by a member of the public against the project.

Preliminary Recommendation: Do Not Take Discretionary Review and Approve
(Continued from Regular Meeting of January 26, 2012)

- 12b. 2010.0468DD (A. PUTRA: (415) 575-9079)
5234 MISSION STREET - west side between Niagara and Mount Vernon Avenues; Lot 002C in Assessor's Block 7031 - **Mandatory Discretionary Review for a Medical Cannabis Dispensary**, pursuant to Planning Code Sections 711.84 and 790.141 in association with Building Permit Application No. 2010.06.16.4643, to allow a new Medical Cannabis Dispensary (d.b.a TreeMed) to locate within the existing vacant ground-floor tenant space. The proposed dispensary would not include on-site smoking, consumption, vaporizing, or cultivation. The property is located within an NC-2 (Small-scale, Neighborhood Commercial) District and 40-X Height and Bulk District. A separate request for Discretionary Review has also been filed by a member of the public against the project.

Preliminary Recommendation: Do Not Take Discretionary Review and Approve
(Continued from Regular Meeting of January 26, 2012)

G. PUBLIC COMMENT

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- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SF
055
#1
2/23/12

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 23, 2012

12:00 PM
Regular Meeting

GOVERNMENT
DOCUMENTS DEPT

President: Ron Miguel
Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;
Hisashi Sugaya; Cindy Wu

FEB 17 2012

SAN FRANCISCO
PUBLIC LIBRARY

Commission Secretary: Linda D. Avery

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or as a recorded message at (415) 558-6422.

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View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

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Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at adst@sfgov.org

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 PM _____

ROLL CALL:

President: Ron Miguel
Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong;
Kathrin Moore; Hisashi Sugaya; Cindy Wu

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2007.0030E (P. MALTZER: (415) 575-9038)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot 13. – **Certification of the Final Environmental Impact Report.** The proposed project would include demolition of the existing health club, swimming and tennis facility, and the existing surface parking lot on Seawall Lot 351, and construction of two residential buildings south of the Jackson Street alignment that would contain approximately 165 residential units and range in height from 4 to 12 stories. The project would also construct a new fitness center, tennis and swimming facility, and restaurant/retail space. The residential buildings, underground parking for up to 420 parking spaces, retail and restaurant use, fitness center, common areas and service/core space would encompass approximately 575,000 gross square feet of space. North of the residential buildings, a new publicly accessible open space would be constructed to align with Jackson Street. North of this open space, the new fitness center building, two swimming pools, and four tennis courts would be constructed. The northern end of the site would contain a restaurant and publicly accessible open space. The project site is in the RC-4 (Residential/Commercial Combined: High Density) use district and the 84-E height and bulk district.
Note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on August 15, 2011. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.
Preliminary Recommendation: Certify the Final Environmental Impact Report
(Continued from Regular Meeting of January 19, 2012)
(Proposed for Continuance to March 8, 2012)
- 2a. 2007.0030ECKMRZ (K. GUY: (415) 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot 13 - **Adoption of Findings under the California Environmental Quality Act.** The project proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces, within the RC-4 (Residential-Commercial, High Density) District, and the 84-E Height and Bulk District.
Preliminary Recommendation: Adopt California Environmental Quality Act Findings
(Continued from Regular Meeting of January 19, 2012)
(Proposed for Continuance to March 8, 2012)

- 2b. 2007.0030ECKMRZ (K. GUY: (415) 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot - **Request for Conditional Use Authorization** for review of a building exceeding 50 feet in an RC District (Section 253), to allow a non-accessory off-street parking garage (Section 209.7(d)), to allow non-residential uses exceeding 6,000 square feet (Section 209.8(f)), to allow commercial uses above the ground floor (Section 209.8(c)), and to approve a Planned Unit Development with specific modifications of Planning Code regulations regarding bulk limitations, rear yard, and off-street parking quantities. The project proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces, within the RC-4 (Residential-Commercial, High Density) District, and the 84-E Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of January 19, 2012)
(Proposed for Continuance to March 8, 2012)
- 2c. 2007.0030ECKMRZ (K. GUY: (415) 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot - **Request to Consider jointly with the Recreation and Park Commission the establishment of a cumulative shadow limit for Sue Bierman Park**, pursuant to the jointly-approved Section 295 Implementation Memo adopted in 1989. The project proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces, within the RC-4 (Residential-Commercial, High Density) District, and the 84-E Height and Bulk District.
Preliminary Recommendation: Establish Cumulative Shadow Limit
(Continued from Regular Meeting of January 19, 2012)
(Proposed for Continuance to March 8, 2012)
- 2d. 2007.0030ECKMRZ (K. GUY: (415) 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot 13 - **Request to Consider whether the net new shadow cast by the project on Sue Bierman Park will be adverse, and to authorize the allocation of the cumulative shadow limit for Sue Bierman Park to the project (Section 295)**. The project proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces, within the RC-4 (Residential-Commercial, High Density) District, and the 84-E Height and Bulk District.
Preliminary Recommendation: Adopt Findings that Shadow is Not Adverse
(Continued from Regular Meeting of January 19, 2012)
(Proposed for Continuance to March 8, 2012)
- 2e. 2007.0030ECKMRZ (K. GUY: (415) 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot 13 - **Request for General Plan Amendment (Section 340) to "Map 2 - Height and Bulk Plan" within the Northeastern Waterfront**

Area Plan of the General Plan (Section 340), to reclassify two portions of the southwestern portion of the development site from the existing 84-foot height limit to a height of 92 feet in one portion, and 136 feet in another portion. The project proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces, within the RC-4 (Residential-Commercial, High Density) District, and the 84-E Height and Bulk District.

Preliminary Recommendation: Recommend Approval to the Board of Supervisors.

(Continued from Regular Meeting of January 19, 2012)

(Proposed for Continuance to March 8, 2012)

- 2f. 2007.0030ECKMRZ (K. GUY: (415) 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot 13 - **Consideration of a motion making findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.** The project proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces, within the RC-4 (Residential-Commercial, High Density) District, and the 84-E Height and Bulk District.
Preliminary Recommendation: Adopt General Plan Consistency Findings
(Continued from Regular Meeting of January 19, 2012)
(Proposed for Continuance to March 8, 2012)
- 2g. 2007.0030ECKMRZ (K. GUY: (415) 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot 13 - **Request for Height Reclassification (Section 302) of Zoning Map HT01 to reclassify two portions of the southwestern area of the development site from the 84-E Height and Bulk District to the 92-E Height and Bulk District in one portion, and the 136-E Height and Bulk District in another portion.** The project proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces, within the RC-4 (Residential-Commercial, High Density) District, and the 84-E Height and Bulk District.
Preliminary Recommendation: Recommend Approval to the Board of Supervisors.
(Continued from Regular Meeting of January 19, 2012)
(Proposed for Continuance to March 8, 2012)
3. 2011.1216C (D. VU: (415) 575-9120)
9 WEST PORTAL AVENUE - south side between Ulloa and Vicente Streets; Lot 029 in Assessor's Block 2979A - **Request for Conditional Use Authorization**, pursuant to Planning Code Section 303, to modify the Conditions of Approval contained in Motion No. 18163, Case No. 2010.0422C, and allow an increase in the permitted hours of operation and an increase in the number of seats for the existing bar/liquor (d.b.a. Vin Debut) within the West Portal Avenue NC (Neighborhood Commercial) Zoning District and 26-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Indefinite Continuance)

4. 2011.0207C (D. SANCHEZ: (415) 575-9082)
112 7TH STREET - southwest corner of Mission and 7th Streets, Lot 001 in Assessor's Block 3727 - **Request for Conditional Use Authorization** under Planning Code Sections 816.73 and 303 to install a wireless transmission facility consisting of 6 panel antennas and associated equipment on the roof of an existing tourist hotel with a Location Preference 2 (Preferred Location – Co-Location) as part of the T-Mobile wireless transmission network within the Service/Light Industrial / Residential (SLR) Zoning District and a 65-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of February 9, 2012)
WITHDRAWN

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

5. 2012.0016T (K. HADDADAN: (415) 575-9068)
PROPOSED AMENDMENTS TO PLANNING CODE SECTION 179.1 (b): **The Commission will consider an Ordinance introduced by Supervisor Cohen to extend by 90 days the period of time in which existing uses in the Eastern Neighborhoods area that have operated without permits may file an application for determination of eligibility for legitimization.** In addition, the Commission will consider the Planning Department's proposal to extend this period even further for six months. The Planning Department also proposes to establish a time limit between when a letter of legitimization is issued and when subsequent required applications are filed.
Preliminary Recommendation: Approval with Modifications.
6. 2011.1059C (M. STAHLHUT: (415) 575-9116)
211 SUTTER STREET - southwest corner of Sutter Street and Kearny Street, Lot 001 in Assessor's Block 0293 - **Request for Conditional Use Authorization** under Planning Code Sections 227(i) and 303 for a proposed wireless telecommunications service facility operated by AT&T Mobility. The facility would consist of up to nine antennas located on the rooftop and associated equipment located in the basement. The facility is proposed on a Location Preference 4 Site (Industrial or Commercial Structures) within the C-3-0 (Downtown Office Commercial) Zoning District and 80-130-F Height and Bulk District. A Minor Permit to Alter was granted and determined to be consistent with the purpose of Article 11, to the meet the standards of Article 11, and to meet the secretary of interior's standards for rehabilitation on January 9, 2012.
Preliminary Recommendation: Approval with Conditions
7. 2011.1145C (K. DURANDET: (415) 575-6816)
601 TOMPKINS AVENUE - northeast corner of Tompkins Avenue and Banks Street, Lots 017 and 018, Assessor's Block 5701 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 608.14 to allow for the restoration of a vintage sign within the RH-1(Residential House, Single-Family) Zoning District, Bernal Heights Special Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

C. COMMISSIONERS' QUESTIONS AND MATTERS

8. ELECTION OF OFFICERS: In accordance with the Rules and Regulations of the San Francisco Planning Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the commission at the first Regular Meeting on or after the 15th day of January each year.

(Continued from Regular Meeting of January 19, 2012)

9. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. DIRECTOR'S REPORT

10. Director's Announcements

11. Resolution commending John Billovits' 20 years of service with the City of San Francisco.

12. (K. GUY: (415) 558-6163)
55 9TH STREET - Informational item - Regarding the current design and program for the 55 9th Street project, (Case Nos. 2006.1248CKVX and 2011.0089CVX).

13. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR

14. 2012.0017T (A. STARR: (415) 558-6362)
PROPOSED PLANNING CODE AMENDMENT TO SECTION 713.61 – The Commission will consider an **Ordinance introduced by Supervisor Elsbernd concerning automobile sales and rental in NC-S (Neighborhood Commercial, Shopping Center) Districts**. Specifically, the proposed Ordinance would amend the San Francisco Planning Code Section 713.61 to: (1) allow an automobile sale or rental use in NC-S Districts as a conditional use; and (2) make environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.
Preliminary Recommendation: Approval of Proposed Ordinance to Board of Supervisors.

15. 2011.1304C (B. BENDIX: (415) 575-9114)
1245 SOUTH VAN NESS AVENUE - east side of South Van Ness Avenue, between 23rd and 24th Streets; Lots 046 and 070 of Assessor's Block 3641 - **Request for Conditional Use Authorization**, pursuant to Planning Code Section 303 and 703.3 to establish a formula retail grocery store (d.b.a. Fresh and Easy) within NC-3 (Moderate Scale, Neighborhood Commercial) and RH-2 (Residential House, Two-Family) Zoning Districts, a 40-X/50-X Height and Bulk District, and the Mission Alcoholic Beverage Special Use District. The project will divide the existing 21,452 square-foot grocery store into a new 16,241 square-foot grocery store (Fresh and Easy, a formula retail use) and a 5,211 square-foot commercial retail space (tenant, t.b.d.).
Preliminary Recommendation: Approval with Conditions
16. 2011.0929C (R. SUCRÉ: (415) 575-9108)
1401 HOWARD STREET - located on the southwest corner of 10th and Howard Streets, Lot 035 in Assessor's Block 3517 - **Request for Conditional Use Authorization** under Planning Code Sections 803.9(a) and 303 to convert an existing vacant church into office, retail and assembly uses within the SLR (Service/Light Industrial/Residential) Zoning District, Western SOMA Special Use District, SOMA Special Sign District, and a 50-X Height and Bulk District. The proposed project consists of exterior and interior alterations, including a seismic upgrade and construction of a new mezzanine level within the church interior. The subject property is Landmark No. 120. Proposed exterior work is subject to Historic Preservation Commission Review and Approval under Case No. 2011.0929A.
Preliminary Recommendation: Approval with Conditions
17. 2011.1403C (C. TEAGUE: (415) 575-9081)
3500 19TH STREET - south side at the southwest corner of the intersection with Valencia Street, Lot 012 in Assessor's Block 3588 - **Request for Conditional Use Authorization** to modify the existing project's original motion of approval (No. 17560) to allow the project to pay the affordable housing in-lieu fee instead of providing three on-site affordable housing units in the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District, Mission Alcoholic Beverage Special Use Subdistrict, and 55-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
18. 2007.0039E (D. SOKOLOVE: (415) 575-9046)
SFPUC SAN ANTONIO BACKUP PIPELINE PROJECT - **Public Hearing on the Draft Environmental Impact Report**. The San Francisco Public Utilities Commission (SFPUC) proposes to implement the San Antonio Backup Pipeline (SABPL) project to provide reliable conveyance capacity for discharges of water out of the SFPUC regional water system. Proposed improvements include a 7,000-foot-long backup pipeline, discharge facilities, a pump station and wet well, ancillary pipelines, and a cutoff wall to facilitate water management in an existing quarry pit. All project components would be located in the Sunol Valley, an unincorporated area of Alameda County, on lands owned by the City and County of San Francisco and managed by the SFPUC.
NOTE: Written comments will be accepted at the Planning Department's offices until the close of business on March 12, 2012.
Preliminary Recommendation: No Action Required

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the

Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

***** NOTICE OF PROPOSED FUTURE AGENDA ITEMS *****

8 WASHINGTON STREET

MARCH 8, 2012

Planning Commission will consider actions to
8 Washington St., including certification of the EIR.,
as well as the entitlement actions for the project
(Case No. 2007.0030ECKMRZ)

NOTE: Hearing dates listed above may be tentative. This notice is not final public notification, but is intended to inform interested parties about up-coming items.
ALWAYS VERIFY THAT ANY ITEM OF INTEREST IS SCHEDULED FOR A HEARING ON THE FINAL PUBLISHED CALENDAR FOR THAT DATE.

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

02-24-12P02:47 RCVD

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

GOVERNMENT
DOCUMENTS DEPT

Thursday, March 1, 2012

FEB 24 2012

12:00 PM

Regular Meeting

SAN FRANCISCO
PUBLIC LIBRARY

President: Rodney Fong

Vice-President: Cindy Wu

Commissioners: Michael J. Antonini; Gwyneth Borden; Ron Miguel; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sdoff@sfgov.org.

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Ron Miguel; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

B. COMMISSIONERS' QUESTIONS AND MATTERS**1. Commission Comments/Questions**

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

2. Director's Announcements
3. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

- 4a. 2011.0532T (A. STARR: (415) 558-6362)
USES, SIGNS, BUILDING FEATURES, FLOOR AREA RATIO, PARKING, AND COMPLIANCE IN SPECIFIED USE DISTRICTS - The Commission will consider a proposed Ordinance [BF 110548] amending the San Francisco Planning Code by repealing Sections 136.2, 136.3, 158, 187, 249.15, 263.2, 263.3, 602.25, 602.26, 607.3 and 607.4 and amending various other Code sections to as well as additional recommendations by Planning staff. Specifically, the proposed Ordinance would (1) increase the amount of principally permitted parking spaces for dwellings in RC-4 and C-3 Districts; (2) make off-street parking requirements in the Van Ness Special Use District and RC-3 Districts consistent with those of RC-4 Districts; (3) eliminate minimum parking requirements for the Chinatown Mixed Use Districts and North Beach Neighborhood Commercial Districts; (4) allow exceptions from required parking under specified circumstances; (5) amend the restrictions on off-street parking rates and extend them to

additional zoning districts; (6) revise sign, awning, canopy and marquee controls in specified zoning districts; (7) increase the permitted use size for limited corner commercial uses in RTO and RM districts, and allow reactivation of lapsed limited commercial uses in R districts; (8) revise the boundaries of and modify parking and screening requirements in the Washington-Broadway and Waterfront Special Use Districts; (9) modify controls for uses and accessory uses in Commercial and Residential-Commercial Districts; (10) permit certain exceptions from exposure and open space requirements for historic buildings; and (11) modify conformity requirements in various use districts; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

(Continued from Regular Meeting of February 9, 2011)

NOTE: On October 20, 2011, although informational only and no action was required, the Commission continued this item to 12/15/11

NOTE: On December 15, 2011, following public testimony, the Commission continued the matter to 2/9/12 by a vote of (+7 -0).

NOTE: On February 9, 2012, following public testimony, the Commission continued the matter to 3/1/12 by a vote of (+6 -0).

- 4b. 2011.0533Z (A. STARR: (415) 558-6362)
ZONING MAP AMENDMENTS – WASHINGTON-BROADWAY SPECIAL USE DISTRICT 1; WATERFRONT SPECIAL USE DISTRICT 2 AND 3; SPECIAL DISTRICTS FOR SIGN ILLUMINATION; AND SPECIAL DISTRICTS FOR SCENIC STREETS - The Commission will consider a proposed Ordinance [BF 110547] introduced by Supervisor Chiu concerning Sheets SU01, SS01 and SS02 of the San Francisco Zoning Map as well as additional recommendations by Planning staff. Specifically, the proposed Ordinance would amend the San Francisco Planning Code by 1) adding blocks and lots to the Washington-Broadway Special Use District 1; 2) adding blocks to the Waterfront Special Use District 2; 3) deleting blocks and add lots to the Waterfront Special Use District 3; 4) making the boundaries of the Special District for Sign Illumination on Broadway co-extensive with the Broadway Neighborhood Commercial District; 5) deleting the Van Ness Special District for Sign Illumination; and 6) adding The Embarcadero from Taylor Street to Second Street to the Special District for Scenic Streets; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

(Continued from Regular Meeting of February 9, 2011)

NOTE: On October 20, 2011, although informational only and no action was required, the Commission continued this item to 12/15/11

NOTE: On December 15, 2011, following public testimony, the Commission continued the matter to 2/9/12 by a vote of (+7 -0).

NOTE: On February 9, 2012, following public testimony, the Commission continued the matter to 3/1/12 by a vote of (+6 -0).

5. 2011.1423B (D. WINSLOW: 415 575 9159)
SALESFORCE - east side of Third Street between South and 16th Streets; Lot 001 in Assessor's Block 8722 - aka Mission Bay South Blocks 29-32 - Request for Allocation of Square Footage pursuant to Planning Code Sections 321 and 322 (the Annual Office Development Limitation Program). The proposed project is to construct four new 6 to 10-story-over-basement buildings containing approximately 1,254,551 square feet of office uses, approximately 41,363 square feet of retail space, 6,000 square feet of childcare space, and 1,394 parking spaces. The project has an existing allocation for 1.1 million square feet of office, and is seeking an additional 154,551 square feet of allocation. The project site is located within the Commercial - Industrial-Retail (MISSION BAY SOUTH) Zoning District and HZ-5 Height and Bulk District.
Preliminary Recommendation: Approval

6. 2011.0794D (R. CRAWFORD: (415) 558-6358)
70 SECOND STREET - west side between Market and Mission Streets; Lot 009 in Assessor's Block 3707 - **Mandatory Discretionary Review for a Medical Cannabis Dispensary**, pursuant to Planning Code Section 217(k) of Building Permit Application No. 2011 0714 0239, proposing to develop a Medical Cannabis Dispensary (dba Seventy Second) on the ground floor of an existing building. The building is listed as Category IV (Contributing) in Article 11 of the Planning Code, and is within the New Montgomery-Second Street Conservation District. This project lies within a C-3-O (Downtown, Office) District, and within the 150-S Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Approve the MCD with Conditions

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment

***** NOTICE OF PROPOSED FUTURE AGENDA ITEMS *****

8 WASHINGTON STREET

MARCH 8, 2012

Planning Commission will consider actions to
8 Washington St., including certification of the EIR.,
as well as the entitlement actions for the project
(Case No. 2007.0030ECKMRZ)

NOTE: Hearing dates listed above may be tentative. This notice is not final public
notification, but is intended to inform interested parties about up-coming items.
**ALWAYS VERIFY THAT ANY ITEM OF INTEREST IS SCHEDULED FOR A HEARING ON
THE FINAL PUBLISHED CALENDAR FOR THAT DATE.**

SAN FRANCISCO PLANNING COMMISSION & RECREATION & PARK COMMISSION

Notice and Calendar of Joint Meeting

03-02-12P01:15 RCVD

Board of Supervisors Chamber - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, March 8, 2012

10:00 AM

Special Meeting

GOVERNMENT
DOCUMENTS DEPT

MAR - 2 2012

**PLANNING
COMMISSION:**

President:
Vice-President:
Commissioners:

Rodney Fong
Cindy Wu
Michael J. Antonini; Gwyneth Borden;
Ron Miguel; Kathrin Moore; Hisashi Sugaya

SAN FRANCISCO
PUBLIC LIBRARY

**RECREATION AND PARK
COMMISSION:**

President:
Vice President:
Commissioners:

Mark Buell
Tom Harrison
Paige Arata, Gloria Bonilla,
David E. Lee, Meagan Levitan, Larry Martin

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or

any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (*67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

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A. SPECIAL CALENDAR

NOTE: The Joint Commissions will hold one public hearing for the public to provide testimony on all items listed below, including consideration of whether to certify the EIR. Following the public hearing, the Planning Commission will consider action on certifying the Final Environmental Impact Report; the Recreation and Park Commission will act jointly with the Planning Commission to consider action on the establishment of a cumulative shadow limit for Sue Bierman Park; the Recreation and Park Commission will consider making a recommendation to the Planning Commission regarding the possible adverse impact of shadow on Sue Bierman Park; following action on those items, the Recreation & Park Commission will adjourn and the Planning Commission will remain in session and separately consider action on all other entitlements.

1. 2007.0030E (P. MALTZER: (415) 575-9038)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot 13. - **Certification of the Final Environmental Impact Report.** The proposed project would include demolition of the existing health club, swimming and tennis facility, and the existing surface parking lot on Seawall Lot 351, and construction of two residential buildings south of the Jackson Street alignment that would contain approximately 165 residential units and range in height from 4 to 12 stories. The project would also construct a new fitness center, tennis and swimming facility, and restaurant/retail space. The residential buildings, underground parking for up to 420 parking spaces, retail and restaurant use, fitness center, common areas and service/core space would encompass approximately 575,000 gross square feet of space. North of the residential buildings, a new publicly accessible open space would be constructed to align with Jackson Street. North of this open space, the new fitness center building, two swimming pools, and four tennis courts would be constructed. The northern end of the site would contain a restaurant and publicly accessible open space. The project site is in the RC-4 (Residential/Commercial Combined: High Density) use district and the 84-E height and bulk district.

Note: The public hearing on the Draft EIR was closed. The public comment period for the Draft EIR ended on August 15, 2011.

Preliminary Recommendation: Certify the Final Environmental Impact Report
(Continued from Regular Meeting of February 23, 2012)
(Planning Commission Action Only)

- 2a. 2007.0030ECKMRZ (K. GUY: (415) 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot 13 - **Adoption of Findings under the California Environmental Quality Act.** The project proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces, within the RC-4 (Residential-Commercial, High Density) District, and the 84-E Height and Bulk District.
Preliminary Recommendation: Adopt California Environmental Quality Act Findings
(Continued from Regular Meeting of February 23, 2012)
(Planning Commission Action Only)

- 2b. 2007.0030ECKMRZ (K. GUY: (415) 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot - **Request to Consider jointly with the Recreation and Park Commission the establishment of a cumulative shadow limit for Sue Bierman Park**, pursuant to the jointly-approved Section 295 Implementation Memo adopted in 1989. The project proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces, within the RC-4 (Residential-Commercial, High Density) District, and the 84-E Height and Bulk District.
Preliminary Recommendation: Establish Cumulative Shadow Limit
(Continued from Regular Meeting of February 23, 2012)
(Planning Commission and Recreation and Park Commission Joint Action)
- 2c. 2007.0030ECKMRZ (K. GUY: (415) 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot 13 - **Discussion and possible action by the Recreation and Park Commission to recommend to the Planning Commission that the shadow from the proposed project at 8 Washington Street will not have an adverse impact on Sue Bierman Park, bounded by Washington Street on the north, the Embarcadero on the east, Clay Street and Justin Herman Plaza on the south, and Davis Street on the west, as required by Section 295 (the Sunlight Ordinance).**
(Recreation and Park Commission Action Only)

NOTE: Following items 2a, b, and c, the Recreation and Park Commission will adjourn, and the Planning Commission will remain in session to separately consider items 2d, e, f, g, and h.

- 2d. 2007.0030ECKMRZ (K. GUY: (415) 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot 13 - **Request to Consider whether the net new shadow cast by the project on Sue Bierman Park will be adverse, and to authorize the allocation of the cumulative shadow limit for Sue Bierman Park to the project (Section 295).** The project proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces, within the RC-4 (Residential-Commercial, High Density) District, and the 84-E Height and Bulk District.
Preliminary Recommendation: Adopt Findings that Shadow is Not Adverse
(Continued from Regular Meeting of February 23, 2012)
- 2e. 2007.0030ECKMRZ (K. GUY: (415) 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot 13 - **Request for General Plan Amendment (Section 340) to "Map 2 - Height and Bulk Plan" within the Northeastern Waterfront Area Plan of the General Plan (Section**

340), to reclassify two portions of the southwestern portion of the development site from the existing 84-foot height limit to a height of 92 feet in one portion, and 136 feet in another portion. The project proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces, within the RC-4 (Residential-Commercial, High Density) District, and the 84-E Height and Bulk District.

Preliminary Recommendation: Recommend Approval to the Board of Supervisors.

(Continued from Regular Meeting of February 23, 2012)

- 2f. 2007.0030ECKMRZ (K. GUY: (415) 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot 13 - **Consideration of a motion making findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.** The project proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces, within the RC-4 (Residential-Commercial, High Density) District, and the 84-E Height and Bulk District.
Preliminary Recommendation: Adopt General Plan Consistency Findings
(Continued from Regular Meeting of February 23, 2012)
- 2g. 2007.0030ECKMRZ (K. GUY: (415) 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot 13 - **Request for Height Reclassification (Section 302) of Zoning Map HT01 to reclassify two portions of the southwestern area of the development site from the 84-E Height and Bulk District to the 92-E Height and Bulk District in one portion, and the 136-E Height and Bulk District in another portion.** The project proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces, within the RC-4 (Residential-Commercial, High Density) District, and the 84-E Height and Bulk District.
Preliminary Recommendation: Recommend Approval to the Board of Supervisors.
(Continued from Regular Meeting of February 23, 2012)
- 2h. 2007.0030ECKMRZ (K. GUY: (415) 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot - **Request for Conditional Use Authorization** for review of a building exceeding 50 feet in an RC District (Section 253), to allow a non-accessory off-street parking garage (Section 209.7(d)), to allow non-residential uses exceeding 6,000 square feet (Section 209.8(f)), to allow commercial uses above the ground floor (Section 209.8(c)), and to approve a Planned Unit Development with specific modifications of Planning Code regulations regarding bulk limitations, rear yard,

and off-street parking quantities. The project proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces, within the RC-4 (Residential-Commercial, High Density) District, and the 84-E Height and Bulk District.

Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of February 23, 2012)

Adjournment

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

03-02-12P01:10 RCVD

Board of Supervisors Chamber - Room 250

City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, March 8, 2012

4:00 PM

Regular Meeting

GOVERNMENT
DOCUMENTS DEPT

MAR - 2 2012

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PUBLIC LIBRARY

President: Rodney Fong
Vice-President: Cindy Wu
Commissioners: Michael J. Antonini; Gwyneth Borden; Ron Miguel;
Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Case reports and relevant materials are linked to the items on calendar at the above web site.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp
Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

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Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sotf@sfgov.org.

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

4:00 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Ron Miguel; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2011.0189D (G. CABREROS: (415) 558-6189)
721 BEACH STREET - south side between Hyde and Larkin Streets, Lot 017 in Assessor's Block 0025 - **Mandatory Discretionary Review**, pursuant to a request by the Planning Commission, of Demolition Permit Application No. 2010.11.29.5727 and Building Permit Application No. 2010.11.29.5645 proposing demolition of an existing, one-story commercial building and new construction of a four-story, mixed-use building with one dwelling unit in the C-2 (Community Business) District, the Waterfront Special Use District No. 2 and the 40-X Height and Bulk District.
Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve.
(Continued from Regular Meeting of February 9, 2012)
(Proposed for Continuance to March 22, 2012)
- 2a. 2011.0304DV (B. FU: (415) 558-6613)
147 ANDOVER STREET - east side between Powhattan and Eugenia Avenues; Lots 024 in Assessor's Block 5647 - **Request of Discretionary Review** of Building Permit Application No. 2010.10.21.3547, proposing to (1) remodel the interior, (2) raise the roof at the rear by 3'-0" in height, (3) legalize the reconstruction of the rear most 8'-0" of the existing building, and (4) construct a new rear deck and stair on the existing single-family dwelling in a RH-1 (Residential, House – One-Family) District and the Bernal Heights Special Use District with a 40-X Height and Bulk Designation.
Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do Not Take Discretionary Review and Approve Project as Proposed.
(Continued from Regular Meeting of January 26, 2012)
(Proposed for Continuance to April 5, 2012)
- 2b. 2011.0304DV (B. FU: (415) 558-6613)
147 ANDOVER STREET - east side between Powhattan and Eugenia Avenues; Lots 024 in Assessor's Block 5647 - **Request for Rear Yard Variance** pursuant to Planning Code Section 242(e)(2) , proposing to raise the roof at the rear by 3'-0" in height and construct a new rear deck and stair on the existing single-family dwelling in a RH-1 (Residential, House–One-Family) District and the Bernal Heights Special Use District with a 40-X Height and Bulk Designation.
(Continued from Regular Meeting of January 26, 2012)
(Proposed for Continuance to April 5, 2012)

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

3. 2011.1283C (T. WANG: (415) 558-6335)
4028 24TH STREET - on the north side of 24th Street between Noe and Castro streets; Lot 011 in Assessor's Block 3656 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 728.44 to allow a small self-service restaurant (d.b.a. Easy Breezy) within the 24th Street – Noe Valley Neighborhood Commercial District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Approval with Conditions

C. REGULAR CALENDAR

4. Consideration of Adoption:
 - Draft Minutes of Regular Meeting of January 26, 2012
 - Draft Minutes of Regular Meeting of February 2, 2012
 - Draft Minutes of Regular Meeting of February 9, 2012
 - Draft Minutes of Regular Meeting of February 16, 2012
5. (J. SWAE: (415) 575-9069)
EASTERN NEIGHBORHOODS TRANSPORTATION IMPLEMENTATION PLANNING STUDY (EN TRIPS) INFORMATIONAL PRESENTATION - **Informational presentation** by Planning Department and SFMTA staff on the recently completed EN TRIPS Final Report. The Report is the result of a planning process aimed at developing transportation improvements to support land use change in the Eastern Neighborhoods. The Report prioritizes three major corridors (Folsom/Howard Streets, 7th/8th Streets and 16th Street) for improvement. The presentation will include a discussion of conceptual designs for these streets.
 Preliminary Recommendation: Informational presentation, no action requested
6. 2012.0068D (C. LAMORENA: (415) 575-9085)
55 JORDAN AVENUE - west side between California Street and Euclid Avenue; Lot 010 in Assessor's Block 1039 - **Request for Discretionary Review** of Building Permit Application 2011.09.28.5663, proposing to construct a two-story horizontal addition at the rear of the two-story-over-garage, single-family dwelling within the RH-1(D) [Residential, House, One-Family (Detached)] Zoning District and 40-X Height and Bulk District.
 Staff Analysis: Abbreviated Discretionary Review
 Preliminary Recommendation: Do not take Discretionary Review and approve

D. COMMISSIONERS' QUESTIONS AND MATTERS

7. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

E. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

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- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment

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55
#1
3/15/12

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, March 15, 2012

12:00 PM

Regular Meeting

03-09-12A09:50 RCV0

GOVERNMENT
DOCUMENTS DEPT

MAR - 9 2012

SAN FRANCISCO
PUBLIC LIBRARY

President: Rodney Fong

Vice President: Cindy Wu

Commissioners: Michael J. Antonini; Gwyneth Borden; Ron Miguel; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Case reports and relevant materials are linked to the items on calendar at the above web site.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp
Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

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12:00 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Ron Miguel; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2011.0605C (S. LAI: (415) 575-9087)
2199 MARKET STREET - east side between 15th and Sanchez Streets; Lot 036 in Assessor's Block 3558 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303(i) and 703.4 to convert a vacant commercial space into a formula retail use at the ground floor, (d.b.a. Verizon Wireless) within the Upper Market NCT (Neighborhood Commercial Transit) Zoning District and 50-X Height and Bulk District.
Preliminary Recommendation:
(Proposed for Continuance to April 5, 2012)
2. 2011.0397T (S. HAYWARD: (415) 558-6372)
AMENDMENTS TO PLANNING CODE SECTIONS 150, 155.1, 155.2, 155.3, 155.4, AND 155.5 – **Considering Amendments to the Planning Code to consolidate and clarify definitions, design standards, and requirements for bicycle parking; and adopt findings** – including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.
Preliminary Recommendation:
(Proposed for Continuance to April 5, 2012)
3. 2011.1151D (A. STARR: (415) 558-6362)
640 HAYES STREET - north side between Laguna and Buchannan Streets; Lot 008 in Assessor's Block 0806 - **Request for Discretionary Review** of Building Permit Application No. 2010.12.08.6310, proposing to legalize a horizontal addition constructed without permit, and to add a new dwelling unit at the ground floor of the existing three-story, two-unit building within the RTO (Residential, Transit Oriented) Zoning District and 40-X Height and Bulk District.
Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve
(Continued from Regular Meeting of January 19, 2012)
(Proposed for Continuance to April 12, 2012)
4. 2011.1143D (A. STARR: (415) 558-6362)
2123 PIERCE STREET - west side between Clay and Sacramento Streets; Lot 002 in Assessor's Block 0632 - **Request for Discretionary Review** of Building Permit Application No. 2011.02.04.9646, proposing to construct a two-story, horizontal addition at the rear of the two-story, single-family house within the RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.
Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve
(Continued from Regular Meeting of January 19, 2012)
DISCRETIONARY REVIEW REQUEST WITHDRAWN

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

5. 2012 0080C (S. YOUNG: (415) 558-6346)
2060 FILLMORE STREET - southeast corner of California and Fillmore Streets; Lot 023 in Assessor's Block 0653 - **Request for Conditional Use Authorization** under Sections 303 and 718.43 of the Planning Code for the change of use of an existing coffee store use (d.b.a. Royal Ground Coffee) to a large fast food restaurant use (d.b.a. Royal Ground Coffee) with approximately 1,300 square feet of floor area on the ground floor of a three-story, mixed-use building within the Upper Fillmore Street Neighborhood Commercial District and a 40-X Height and Bulk District. No tenant improvements are proposed within the existing commercial space nor are changes proposed to the exterior building envelope. The project sponsor is proposing to add Alcoholic Beverage License Type 41 in order to serve beer and/or wine for drinking on the premises.
Preliminary Recommendation: Approval with Conditions

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR

9. 2011.0802C (S. VELLVE: (415) 558-6263)
1100 DIVISADERO STREET - northeast corner of Divisadero and Turk Streets; Lot 020 in Assessor's Block 1128 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 711.83, to allow AT&T Wireless to locate up to twelve (12) WTS panel antennas in the church steeple, which will be vertically extended by

approximately 10 feet, and related equipment in an outside equipment area on the east side of the property of the one-story Presbytery of San Francisco building, within a NC-2 (Neighborhood Commercial, Small Scale) District and 65-A Height and Bulk District. The site is a Location Preference 1 (publicly used structure).

Preliminary Recommendation: Approval with Conditions

10. 2011.1304C (B. BENDIX: (415) 575-9114)
1245 SOUTH VAN NESS AVENUE - east side of South Van Ness Avenue, between 23rd and 24th Streets; Lots 046 and 070 of Assessor's Block 3641 - **Request for Conditional Use Authorization**, pursuant to Planning Code Section 303 and 703.3 to establish a formula retail grocery store (d.b.a. Fresh and Easy) within NC-3 (Moderate Scale, Neighborhood Commercial) and RH-2 (Residential House, Two-Family) Zoning Districts, a 40-X/50-X Height and Bulk District, and the Mission Alcoholic Beverage Special Use District. The project will divide the existing 21,452 square-foot grocery store into a new 16,241 square-foot grocery store (Fresh and Easy, a formula retail use) and a 5,211 square-foot commercial retail space (tenant, t.b.d.).
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of February 23, 2012)
11. 2012.0014B (C. TEAGUE: (415) 575-9081)
808 BRANNAN STREET - north side between 7th and Langton Streets, Lot 004D in Assessor's Block 3780 - **Request for Office Development Authorization** pursuant to Planning Code Sections 179.1, 321, 803.9(h), and 843.66 to convert the entire building to 45,723 gross square feet of office use in the UMU (Urban Mixed Use) Zoning District and 68-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
12. 2011.1204D (G. CABREROS: (415) 558-6169)
31-33 MALLORCA WAY - west side between Toledo Way and Chestnut Street; Lot 004 in Assessor's Block 0486A - **Request for Discretionary Review** of Building Permit Application No. 2011.01.25.8941, proposing to construct a partial fourth floor and to reconstruct exterior stairs within the lightwell of the existing three-story, two-unit building within the RH-3 (Residential, Three-Family) Zoning District and 40-X Height and Bulk District.
Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve
13. 2011.1337D (A. PUTRA: (415) 575-9079)
550 JERSEY STREET - north side between Diamond and Douglass Streets; Lot 017 in Assessor's Block 6505 - **Request for Discretionary Review** of Building Permit Application No. 2011.09.02.3798. The project is a revision to previously approved Building Permit Application No. 2011.02.25.0973 to cut down the ridge of a gable roof by approximately 6.5" so that it would not be visible from behind the existing front parapet and revise the interior roof framing of an existing two-story, single-family building within an RH-2 (Residential, Two-Family) Zoning District and a 40-X Height and Bulk District.
Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve

G. PUBLIC COMMENT

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Adjournment

SAN FRANCISCO PLANNING COMMISSION & RECREATION & PARK COMMISSION

Notice and Calendar of Joint Meeting

Board of Supervisors Chamber - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, March 22, 2012

10:00 AM

Special Meeting

GOVERNMENT
DOCUMENTS DEPT

MAR 16 2012

PLANNING COMMISSION:

President:
Vice-President:
Commissioners:

Rodney Fong
Cindy Wu
Michael J. Antonini; Gwyneth Borden;
Ron Miguel; Kathrin Moore; Hisashi Sugaya

SAN FRANCISCO
PUBLIC LIBRARY

RECREATION AND PARK COMMISSION:

President:
Vice President:
Commissioners:

Mark Buell
Tom Harrison
Paige Arata, Gloria Bonilla,
David E. Lee, Meagan Levitan, Larry Martin

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- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

A. SPECIAL CALENDAR

NOTE: The Joint Commissions will hold one public hearing for the public to provide testimony on all items listed below, including consideration of whether to certify the EIR. Following the public hearing, the Planning Commission will consider action on certifying the Final Environmental Impact Report; the Recreation and Park Commission will act jointly with the Planning Commission to consider action on the establishment of a cumulative shadow limit for Sue Bierman Park; the Recreation and Park Commission will consider making a recommendation to the Planning Commission regarding the possible adverse impact of shadow on Sue Bierman Park; following action on those items, the Recreation & Park Commission will adjourn and the Planning Commission will remain in session and separately consider action on all other entitlements.

1. 2007.0030E (P. MALTZER: (415) 575-9038)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot 13. – **Certification of the Final Environmental Impact Report.** The proposed project would include demolition of the existing health club, swimming and tennis facility, and the existing surface parking lot on Seawall Lot 351, and construction of two residential buildings south of the Jackson Street alignment that would contain approximately 165 residential units and range in height from 4 to 12 stories. The project would also construct a new fitness center, tennis and swimming facility, and restaurant/retail space. The residential buildings, underground parking for up to 420 parking spaces, retail and restaurant use, fitness center, common areas and service/core space would encompass approximately 575,000 gross square feet of space. North of the residential buildings, a new publicly accessible open space would be constructed to align with Jackson Street. North of this open space, the new fitness center building, two swimming pools, and four tennis courts would be constructed. The northern end of the site would contain a restaurant and publicly accessible open space. The project site is in the RC-4 (Residential/Commercial Combined: High Density) use district and the 84-E height and bulk district.
Note: The public hearing on the Draft EIR was closed. The public comment period for the Draft EIR ended on August 15, 2011.
Preliminary Recommendation: Certify the Final Environmental Impact Report
(Continued from Special Meeting of March 8, 2012)
(Planning Commission Action Only)

- 2a. 2007.0030ECKMRZ (K. GUY: (415) 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot 13 - **Adoption of Findings under the California Environmental Quality Act.** The project proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces, within the RC-4 (Residential-Commercial, High Density) District, and the 84-E Height and Bulk District.
Preliminary Recommendation: Adopt California Environmental Quality Act Findings
(Continued from Special Meeting of March 8, 2012)
(Planning Commission Action Only)

- 2b. 2007.0030ECKMRZ (K. GUY: (415) 558-6163)
SUE BIERMAN PARK (A.K.A. FERRY PARK) - blocks bounded by the Embarcadero and Washington, Davis, and Clay Streets; Assessor's Block 0202/Lots 6, 15, 18, and 20, and Assessor's Block 0203/Lot 014, **Request to Consider jointly with the Recreation and Park Commission the establishment of a cumulative shadow limit for Sue Bierman Park**, pursuant to the jointly-approved Section 295 Implementation Memo adopted in 1989, in order to accommodate new shadow cast by the 8 Washington Project (located on the north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/Lot 69, Block 201/ Lot 12 and Seawall Lot 351, which includes Lot 13). Sue Bierman Park includes an area referred to as "Embarcadero Plaza I" in the 1989 implementation Memo. Sue Bierman Park is located within the P (Public) Zoning District and the OS Height and Bulk District.
Preliminary Recommendation: Establish Cumulative Shadow Limit
(Continued from Special Meeting of March 8, 2012)
(Planning Commission and Recreation and Park Commission Joint Action)
- 2c. 2007.0030ECKMRZ (K. GUY: (415) 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot 13 - **Discussion and possible action by the Recreation and Park Commission to recommend to the Planning Commission that the shadow from the proposed project at 8 Washington Street will not have an adverse impact on Sue Bierman Park** (bounded by the Embarcadero and Washington, Davis, and Clay Streets; Assessor's Block 0202/Lots 6, 15, 18, and 20, and Assessor's Block 0203/Lot 014), **as required by Section 295 (the Sunlight Ordinance)**. The project proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces, within the RC-4 (Residential-Commercial, High Density) District, and the 84-E Height and Bulk District.
(Continued by the Planning Commission at a Special Meeting on March 8, 2012)
(Recreation and Park Commission Action Only)

NOTE: Following items 2a, b, and c, the Recreation and Park Commission will adjourn, and the Planning Commission will remain in session to separately consider items 2d, e, f, g, and h.

- 2d. 2007.0030ECKMRZ (K. GUY: (415) 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot 13 - **Request to Consider whether the net new shadow cast by the project on Sue Bierman Park** (bounded by the Embarcadero and Washington, Davis, and Clay Streets; Assessor's Block 0202/Lots 6, 15, 18, and 20, and Assessor's Block 0203/Lot 014) **will be adverse, and to authorize the allocation of the cumulative shadow limit for Sue Bierman Park to the project (Section 295)**. The project proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-

street parking spaces, within the RC-4 (Residential-Commercial, High Density) District, and the 84-E Height and Bulk District.

Preliminary Recommendation: Adopt Findings that Shadow is Not Adverse
(Continued from Special Meeting of March 8, 2012)

- 2e. 2007.0030ECKMRZ (K. GUY: (415) 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot 13 - **Request for General Plan Amendment (Section 340) to "Map 2 - Height and Bulk Plan" within the Northeastern Waterfront Area Plan of the General Plan (Section 340)**, to reclassify two portions of the southwestern portion of the development site from the existing 84-foot height limit to a height of 92 feet in one portion, and 136 feet in another portion. The project proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces, within the RC-4 (Residential-Commercial, High Density) District, and the 84-E Height and Bulk District.
Preliminary Recommendation: Recommend Approval to the Board of Supervisors.
(Continued from Special Meeting of March 8, 2012)
- 2f. 2007.0030ECKMRZ (K. GUY: (415) 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot 13 - **Consideration of a motion making findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.** The project proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces, within the RC-4 (Residential-Commercial, High Density) District, and the 84-E Height and Bulk District.
Preliminary Recommendation: Adopt General Plan Consistency Findings
(Continued from Special Meeting of March 8, 2012)
- 2g. 2007.0030ECKMRZ (K. GUY: (415) 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot 13 - **Request for Height Reclassification (Section 302) of Zoning Map HT01 to reclassify two portions of the southwestern area of the development site from the 84-E Height and Bulk District to the 92-E Height and Bulk District in one portion, and the 136-E Height and Bulk District in another portion.** The project proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces, within the RC-4 (Residential-Commercial, High Density) District, and the 84-E Height and Bulk District.
Preliminary Recommendation: Recommend Approval to the Board of Supervisors.
(Continued from Special Meeting of March 8, 2012)

- 2h. 2007.0030ECKMRZ (K. GUY: (415) 558-6163)
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot 13 - **Request for Conditional Use Authorization** for review of a building exceeding 50 feet in an RC District (Section 253), to allow a non-accessory off-street parking garage (Section 209.7(d)), to allow non-residential uses exceeding 6,000 square feet (Section 209.8(f)), to allow commercial uses above the ground floor (Section 209.8(c)), and to approve a Planned Unit Development with specific modifications of Planning Code regulations regarding bulk limitations, rear yard, and off-street parking quantities. The project proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces, within the RC-4 (Residential-Commercial, High Density) District, and the 84-E Height and Bulk District.

Preliminary Recommendation: Approval with Conditions
(Continued from Special Meeting of March 8, 2012)

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, March 22, 2012

4:00 PM

Regular Meeting

GOVERNMENT
DOCUMENTS DEPT

MAR 16 2012

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PUBLIC LIBRARY

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Ron Miguel; Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Case reports and relevant materials are linked to the items on calendar at the above web site.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 76

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

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4:00 PM _____

ROLL CALL:

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Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Ron Miguel; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2011.1239C (D. SÁNCHEZ: (415) 575-9082)
901 CORTLAND AVENUE - northwest corner of Gates Street, Lot 038 in Assessor's Block 5660 - **Request for Conditional Use Authorization** under Planning Code Sections 303 and 711.54 to establish a 600 square foot massage establishment (d.b.a. Traditional Chinese Massage) within the NC-2 (Small Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk district.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to April 12, 2012)
2. 2012.0084DDD (M. WOODS: (415) 558-6315)
2735 - 2737 BAKER STREET - west side between Union and Filbert Streets; Lot 002B in Assessor's Block 0948 - (1) **Mandatory Discretionary Review** per Planning Code Section 317 requiring review of dwelling unit mergers, of Building Permit Application No. 2011.10.27.7765S, proposing to convert the building's authorized use from two units to a single-family residence; and (2) **Requests for Discretionary Review** of Building Permit Application No. 2011.10.27.7765S, proposing to construct a one-story horizontal addition at the rear of the two-story over garage building, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to April 26, 2012)
3. 2011.0148E (D. LEWIS: (415) 575-9095)
MINNIE AND LOVIE WARD PLAYFIELDS RENOVATION - 650 CAPITOL AVENUE - intersection of Capitol and Montana Avenues; Lot 1 in Assessor's Block 7068 - **Appeal of a Preliminary Mitigated Negative Declaration**. The San Francisco Recreation and Park Department is proposing to renovate this 6.1-acre public sports facility, involving the replacement of grass playfields with synthetic turf and the installation of twelve 60- to 80-foot-tall light standards. The project would also include the following: replacement of bleachers; replacement of the metal chain link fence with black vinyl fence; replacement of baseball backstops and dugout areas; installation of new spectator amenities; improvement of pedestrian walkway and other infrastructure; and removal and replacement of up to 21 on-site trees. The project site is located in a Public Use District and a 40-X Height and Bulk District.
Preliminary Recommendation: Uphold the Preliminary Mitigated Negative Declaration
(Proposed for Continuance to June 28, 2012)

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There

will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

4. 2011.1281C (D. VU: (415) 575-9120)
1300 DOLORES STREET - southwest corner of 26th and Dolores Streets; Lot 045 in Assessor's Block 6566 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 186, 303 and 728.44, to convert an existing retail coffee store (d.b.a. Luv a Java) to a small, self-service restaurant within an RH-3 (Residential, House - Three-Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
5. 2012.0186T (A. RODGERS: (415) 558-6395)
WAIVING CERTAIN FEES FOR SMALL BUSINESS MONTH - **The Planning Commission will consider an Ordinance [Board File No. 120188] introduced by Supervisor Chu amending certain Municipal Codes, including Planning Code Section 355, to waive fees for the month of May 2012 for certain façade improvements, and may consider related amendments recommended by the Department. The Commission may adopt findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.**
Department Recommendation: Approval with Modifications

C. REGULAR CALENDAR

6. 2011.0189D (G. CABREROS: (415) 558-6189)
721 BEACH STREET - south side between Hyde and Larkin Streets, Lot 017 in Assessor's Block 0025 - **Mandatory Discretionary Review**, pursuant to a request by the Planning Commission, of Demolition Permit Application No. 2010.11.29.5727 and Building Permit Application No. 2010.11.29.5645 proposing demolition of an existing, one-story commercial building and new construction of a four-story, mixed-use building with one dwelling unit in the C-2 (Community Business) District, the Waterfront Special Use District No. 2 and the 40-X Height and Bulk District.
Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve.
(Continued from Regular Meeting of March 8, 2012)
7. 2011.1406D (M. SMITH: (415) 558-6322)
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Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve.

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Staff Analysis: Abbreviated Discretionary Review
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13. Director's Announcements
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Adjournment

CHANGE
SAN FRANCISCO
PLANNING COMMISSION
Notice of Meeting
&
Calendar

Commission Chambers—Room 400

Board of Supervisors Chamber - Room 250

City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, March 22, 2012

4:00 PM

Regular Meeting

GOVERNMENT
DOCUMENTS DEPT

MAR 19 2012

SAN FRANCISCO
PUBLIC LIBRARY

President:
Vice-President:
Commissioners:

Rodney Fong
Cindy Wu
Michael J. Antonini; Gwyneth Borden; Ron Miguel;
Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Case reports and relevant materials are linked to the items on calendar at the above web site.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sdff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary

- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

4:00 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Ron Miguel; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2011.1239C (D. SANCHEZ: (415) 575-9082)
901 CORTLAND AVENUE - northwest corner of Gates Street, Lot 038 in Assessor's Block 5660 - **Request for Conditional Use Authorization** under Planning Code Sections 303 and 711.54 to establish a 600 square foot massage establishment (d.b.a. Traditional Chinese Massage) within the NC-2 (Small Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk district.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to April 12, 2012)
2. 2012.0084DDD (M. WOODS: (415) 558-6315)
2735 - 2737 BAKER STREET - west side between Union and Filbert Streets; Lot 002B in Assessor's Block 0948 - (1) **Mandatory Discretionary Review** per Planning Code Section 317 requiring review of dwelling unit mergers, of Building Permit Application No. 2011.10.27.7765S, proposing to convert the building's authorized use from two units to a single-family residence; and (2) **Requests for Discretionary Review** of Building Permit Application No. 2011.10.27.7765S, proposing to construct a one-story horizontal addition at the rear of the two-story over garage building, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to April 26, 2012)
3. 2011.0148E (D. LEWIS: (415) 575-9095)
MINNIE AND LOVIE WARD PLAYFIELDS RENOVATION - 650 CAPITOL AVENUE - intersection of Capitol and Montana Avenues; Lot 1 in Assessor's Block 7068 - **Appeal of a Preliminary Mitigated Negative Declaration**. The San Francisco Recreation and Park Department is proposing to renovate this 6.1-acre public sports facility, involving the replacement of grass playfields with synthetic turf and the installation of twelve 60- to 80-foot-tall light standards. The project would also include the following: replacement of bleachers; replacement of the metal chain link fence with black vinyl fence; replacement of baseball backstops and dugout areas; installation of new spectator amenities; improvement of pedestrian walkway and other infrastructure; and removal and replacement of up to 21 on-site trees. The project site is located in a Public Use District and a 40-X Height and Bulk District.
Preliminary Recommendation: Uphold the Preliminary Mitigated Negative Declaration
(Proposed for Continuance to June 28, 2012)

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

4. 2011.1281C (D. VU: (415) 575-9120)
1300 DOLORES STREET - southwest corner of 26th and Dolores Streets; Lot 045 in Assessor's Block 6566 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 186, 303 and 728.44, to convert an existing retail coffee store (d.b.a. Luv a Java) to a small, self-service restaurant within an RH-3 (Residential, House - Three-Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
5. 2012.0186T (A. RODGERS: (415) 558-6395)
WAIVING CERTAIN FEES FOR SMALL BUSINESS MONTH - **The Planning Commission will consider an Ordinance [Board File No. 120188] introduced by Supervisor Chu amending certain Municipal Codes, including Planning Code Section 355, to waive fees for the month of May 2012 for certain façade improvements, and may consider related amendments recommended by the Department.** The Commission may adopt findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.
Department Recommendation: Approval with Modifications

C. REGULAR CALENDAR

6. 2011.0189D (G. CABREROS: (415) 558-6189)
721 BEACH STREET - south side between Hyde and Larkin Streets, Lot 017 in Assessor's Block 0025 - **Mandatory Discretionary Review**, pursuant to a request by the Planning Commission, of Demolition Permit Application No. 2010.11.29.5727 and Building Permit Application No. 2010.11.29.5645 proposing demolition of an existing, one-story commercial building and new construction of a four-story, mixed-use building with one dwelling unit in the C-2 (Community Business) District, the Waterfront Special Use District No. 2 and the 40-X Height and Bulk District.
Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve.
(Continued from Regular Meeting of March 8, 2012)
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1622 11TH AVENUE - east side between Lawton and Moraga Streets, Lot 041 in Assessor's Block 1933 - **Mandatory Staff Initiated Discretionary Review**, pursuant to Section 317 of the Planning Code, of Building Permit Application No. 2011.09.16.4830 proposing to construct front and rear horizontal additions and a one-story vertical addition to a single family dwelling, converting the building to a two-family dwelling in the process. The project would also significantly alter the building's front façade and has been deemed to be a demolition by the Department pursuant to Section 317 of the Planning Code. The project would result in a two-story over garage, two-family dwelling, located within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.
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Adjournment



SAN FRANCISCO PLANNING DEPARTMENT

03-22-12 P02:41 IN

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION

Regular Meeting Thursday, March 29, 2012

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for Thursday, March 29, 2012, has been cancelled. The next Regular Meeting of the Planning Commission will be held on Thursday, April 5, 2012.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT:	RODNEY FONG
VICE-PRESIDENT:	CINDY WU
COMMISSIONER:	MICHAEL J. ANTONINI
COMMISSIONER:	GWYNETH BORDEN
COMMISSIONER:	RON MIGUEL
COMMISSIONER:	KATHRIN MOORE
COMMISSIONER:	HISASHI SUGAYA

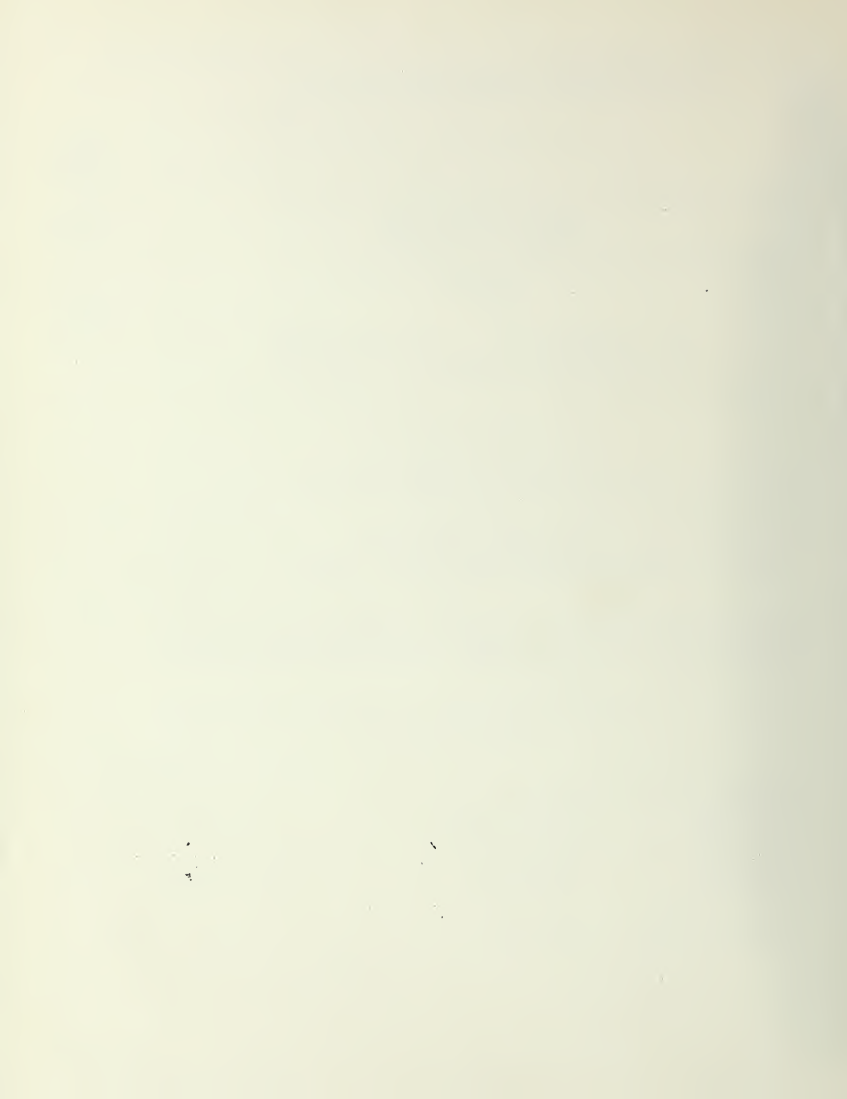
DIRECTOR OF PLANNING,
COMMISSION SECRETARY,

JOHN RAHAIM
LINDA D. AVERY

GOVERNMENT
DOCUMENTS DEPT

MAR 22 2012

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PUBLIC LIBRARY



SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting

03-29-12P02:41 RCVD

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 5, 2012

10:00 AM

Special Meeting

GOVERNMENT
DOCUMENTS DEPT

MAR 29 2012

SAN FRANCISCO
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President: Rodney Fong
Vice-President: Cindy Wu
Commissioners: Michael J. Antonini; Gwyneth Borden; Ron Miguel;
Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

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or as a recorded message at (415) 558-6422.

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Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

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COMMUNICATIONS

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- 3) Draft Motion or Resolution with Findings and/or Conditions
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These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

10:00 AM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Ron Miguel; Kathrin Moore; Hisashi Sugaya

A. SPECIAL CALENDAR

- 1a. 2012.0403W (E. WATTY: (415) 558-6620)
CALIFORNIA PACIFIC MEDICAL CENTER'S LONG RANGE DEVELOPMENT PLAN (LRDP) – Informational Presentation on the proposed Development Agreement between the City and Sutter West Bay Hospitals, doing business as California Pacific Medical Center (CPMC), affecting CPMC's existing St. Luke's, Davies, Pacific and California Campuses and proposed Cathedral Hill Campus, pursuant to Chapter 56 of the San Francisco Administrative Code. The proposed Development Agreement sets forth certain rights and obligations of the City and CPMC with respect to the Project. Public benefits proposed in the Development Agreement, which will be discussed in greater detail at this hearing, include but are not limited to rebuilding of St. Luke's Hospital; and implementing healthcare, workforce development, housing, public improvement, and transportation programs.
Preliminary Recommendation: Informational presentation only
- 1b. 2009.0885EMTZCBRSK (E. WATTY: (415) 558-6620)
1100-1101 VAN NESS AVENUE (Cathedral Hill Campus) - The Cathedral Hill Hospital site is a full city block bounded by Van Ness Avenue, Geary Boulevard, Franklin Street, and Post Street (Assessor's Block/Lot No.'s 0695/005, 006); the Cathedral Hill MOB site is on the east side of Van Ness Avenue, between Geary and Cedar Streets (Assessor's Block/Lot No.'s 0694/005, 006, 007, 008, 009, 009A, 010). The Hospital and MOB, along with an underground pedestrian tunnel connecting the two buildings under Van Ness Avenue, constitute the Cathedral Hill Medical Center – Consideration of a Resolution of Intent to Initiate General Plan Amendments, pursuant to Planning Code Section 340, to: (a) amend Map 4 (Height Map) of the Urban Design Element to reflect the proposed maximum heights at the Cathedral Hill Hospital site; (b) amend Map 5 (Bulk Map) of the Urban Design Element to reflect the maximum bulk dimensions proposed for the Cathedral Hill Hospital and MOB; (c) amend Map 1 (Generalized Land Use and Density Plan) of the Van Ness Area Plan in order to designate the Cathedral Hill Hospital and MOB sites as "the Van Ness Medical Use Subdistrict" and increase the allowable FAR for the Hospital site from 7:1 to 9:1 and for the MOB site from 7:1 to 7.5:1, (d) amend Map 2 (Height and Bulk Districts) of the Van Ness Area to create a 265-V District coterminous with the Hospital site, thereby increasing the permitted height to 265'-0", and (e) amend the text of the Van Ness Area Plan to facilitate the development of a medical center at the transit nexus of Van Ness Avenue and Geary Boulevard and reflect various elements of this use. This requested action is associated with the Near-Term Projects on the Cathedral Hill Campus, identified in California Pacific Medical Center's Long Range Development Plan, which include, but are not limited to: (a) demolition of the existing vacant Cathedral Hill Hotel and office building and construction of a new, approximately 875,378 gsf hospital ("Cathedral Hill Hospital") with 513 underground parking spaces; (b) demolition of seven existing, vacant residential and commercial buildings along Geary Street, between Van Ness Avenue and Polk Street and construction of a new, approximately 261,691

gsf medical office building ("Cathedral Hill MOB") with 542 underground parking spaces; (c) conversion of Cedar Street to two-way operation west of the Cathedral Hill MOB garage ramp; (d) construction of a pedestrian tunnel under Van Ness Avenue to connect the Cathedral Hill Hospital and MOB; (e) interior renovation and reuse of an existing medical office/office building at 1375 Sutter Street as medical office; (f) various utility, streetscape and sidewalk improvements; and (g) associated implementation actions.
Preliminary Recommendation: Approve initiation

- 1c. 2009.0885EMTZCBRSK (E. WATTY: (415) 558-6620)
3555 CESAR CHAVEZ STREET (St. Luke's Campus) – The St. Luke's Campus is generally bounded by Cesar Chavez Street, Valencia Street, Duncan Street, San Jose Avenue, and 27th Street (Assessor's Block/Lot No.'s 6575/001, 002; 6576/021 and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street) – **Consideration of a Resolution of Intent to Initiate General Plan Amendments, pursuant to Planning Code Section 340**, to: (a) amend Map 4 (Height Map) of the Urban Design Element to reflect the proposed maximum height of 105'-0" at the St. Luke's Campus; and (b) amend Map 5 (Bulk Map) of the Urban Design Element to reflect the maximum bulk dimensions proposed for the new hospital and medical office building at the St. Luke's Campus.
This requested action is associated with the Near-Term Projects on the St. Luke's Campus, identified in California Pacific Medical Center's Long Range Development Plan, which include, but are not limited to: (a) the street vacation of a portion of San Jose Avenue, between Cesar Chavez and 27th Street and construction of a new approximately 146,410 gsf hospital over portions of the vacated street and an existing surface parking lot; (b) demolition of the existing St. Luke's Hospital Tower; (c); construction of a new approximately 104,008 gsf medical office building with approximately 220 underground parking spaces; and, (d) various utility, streetscape, sidewalk and other pedestrian improvements, including a new public plaza that will connect 27th Street to Cesar Chavez Street.
Preliminary Recommendation: Approve initiation

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

03-29-12P02:42 RCVD

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 5, 2012

3:00 PM

Regular Meeting

GOVERNMENT
DOCUMENTS DEPT

MAR 29 2012

SAN FRANCISCO
PUBLIC LIBRARY

President:
Vice-President:
Commissioners:

Rodney Fong
Cindy Wu
Michael J. Antonini; Gwyneth Borden; Ron Miguel;
Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

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3:00 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Ron Miguel; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2011.1381TZ (S. HAYWARD: (415) 558-6372)
AMENDMENTS TO THE PLANNING CODE, ADDING NEW SECTION 249.66 TO ESTABLISH THE ART AND DESIGN SPECIAL USE DISTRICT AT 1111 EIGHTH STREET [Board File No. 11-1278]. **The Commission will consider a proposed Ordinance** introduced by Supervisor Cohen **adding Planning Code Section 249.66 to establish the Art and Design Special Use District at 1111 Eighth Street to facilitate the continued operation of the California College of the Arts** and provide a regulatory scheme for a potential future phased expansion of the campus; and adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1
(Proposed for Indefinite Continuance)
2. 2011.0397T (S. HAYWARD: (415) 558-6372)
INTENT TO INITIATE DEPARTMENT-SPONSORED PLANNING CODE AMENDMENTS RELATED TO BICYCLE PARKING REQUIREMENTS - Pursuant to Planning Code Section 302, the Planning Commission will consider a Resolution of Intent to initiate amendments to the Planning Code. The amendments are intended to consolidate and clarify definitions, design standards, and requirements for bicycle parking. Planning Code sections proposed for amendment include Sections 150, 155.1, 155.2, 155.3, 155.4, and 155.
Preliminary Recommendation: Approve a draft Resolution of Intent to Initiate Amendments to the Planning Code and schedule a public hearing to consider the amendments.
(Continued from Regular Meeting of March 15, 2012)
(Proposed for Indefinite Continuance)
3. 2011.0532T (A. STARR: (415) 558-6362)
USES, SIGNS, BUILDING FEATURES, FLOOR AREA RATIO, PARKING, AND COMPLIANCE IN SPECIFIED USE DISTRICTS - The Commission will consider a proposed Ordinance [BF 110548] amending the San Francisco Planning Code by repealing Sections 136.2, 136.3, 158, 187, 249.15, 263.2, 263.3, 602.25, 602.26, 607.3 and 607.4 and amending various other Code sections to as well as additional recommendations by Planning staff. Specifically, the proposed Ordinance would (1) increase the amount of principally permitted parking spaces for dwellings in RC-4 and C-3 Districts; (2) make off-street parking requirements in the Van Ness Special Use District and RC-3 Districts consistent with those of RC-4 Districts; (3) eliminate minimum parking requirements for the Chinatown Mixed Use Districts and North Beach Neighborhood Commercial Districts; (4) allow exceptions from required parking under specified circumstances; (5) amend the restrictions on off-street parking rates and extend them to additional zoning districts, (6) revise sign, awning, canopy and marquee controls in

specified zoning districts; (7) increase the permitted use size for limited corner commercial uses in RTO and RM districts, and allow reactivation of lapsed limited commercial uses in R districts; (8) revise the boundaries of and modify parking and screening requirements in the Washington-Broadway and Waterfront Special Use Districts; (9) modify controls for uses and accessory uses in Commercial and Residential-Commercial Districts; (10) permit certain exceptions from exposure and open space requirements for historic buildings; and (11) modify conformity requirements in various use districts; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

(Continued from Regular Meeting of March 1, 2012)

NOTE: On October 20, 2011, although informational only and no action was required, the Commission continued this item to 12/15/11

NOTE: On December 15, 2011, following public testimony, the Commission continued the matter to 2/9/12 by a vote of (+7 -0).

NOTE: On February 9, 2012, following public testimony, the Commission continued the matter to 3/1/12 by a vote of (+6 -0).

NOTE: On March 1, 2012, following public testimony, the Commission continued the matter to 4/5/12 by a vote of (+7 -0)

(Proposed for Continuance to April 19, 2012)

4. 2011.1420C (E. WATTY: (415) 558-6620)
1266 – 9TH AVENUE - east side between Lincoln Way and Irving Street; Lot 043 in Assessor's Block 1742 – **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303(c), 303(i), 703.4, and 730.42, to allow a formula retail full-service restaurant (d.b.a La Boulange) within the Inner Sunset Neighborhood Commercial District (NCD) Zoning District and 40-X Height and Bulk District.
 Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to April 19, 2012)

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

5. 2011.0605C (S. LAI: (415) 575-9087)
2199 MARKET STREET - east side between 15th and Sanchez Streets; Lot 036 in Assessor's Block 3558 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303(i) and 703.4 to convert a vacant commercial space into a formula retail use at the ground floor, (d.b.a. Verizon Wireless – Wireless Store/Premium Retailer) within the Upper Market NCT (Neighborhood Commercial Transit) Zoning District and 50-X Height and Bulk District.
 Preliminary Recommendation: Approval with Conditions

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that

could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.
9. 2012.0052I (R. CRAWFORD: (415) 558-6358)
1 BEACH STREET - south side between Grant Avenue and Stockton Lot 001 in Assessor's Block 0018 - **Notification by the Zoning Administrator of filing of an Institutional Master Plan for Alliant International University.** Pursuant to Planning Code Section 304.5, the Planning Commission must hold a public hearing upon receiving a completed Institutional Master Plan. This public hearing is for receipt of public testimony only; receipt of this Institutional Master Plan does not constitute acceptance or approval of any proposed project contained therein.
Preliminary Recommendation: No Action Required

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

10. 2011.0410C (R. CRAWFORD: (415) 558-6358)
2242 POLK STREET - southwest corner of Polk and Green Streets; Lot 015 in Assessor's Block 0549 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303, and 723.83 for a proposed wireless telecommunications service facility operated by AT&T Mobility - The facility would consist of nine roof-mounted panel antennas and associated equipment located on the roof. The facility is proposed on a Location Preference 6 Site (Preferred Location – Limited Preference Site) within the Polk Street Neighborhood Commercial District and 65-A Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
11. 2012.0182D (D. SANCHEZ: (415) 575-9082)
501 CONNECTICUT – southeast corner of 20th and Connecticut Streets; Lot 030B in Assessor's Block 4100 – **Request for Discretionary Review** of Building Permit Application No. 2011.11.23.9519, proposing conversion of an existing ground floor eating and drinking use to an approximately 1,200 square foot Other Large Institution, Child Care (d.b.a. Little LYNC) use providing less than 24 hour care for 13 or more children within an NC-2 (Small Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
- 12a. 2011.0304DV (B. FU: (415) 558-6613)
147 ANDOVER STREET - east side between Powhattan and Eugenia Avenues; Lots 024 in Assessor's Block 5647 - **Request of Discretionary Review** of Building Permit Application No. 2010.10.21.3547, proposing to (1) remodel the interior, (2) raise the roof at the rear by 3'-0" in height, (3) legalize the reconstruction of the rear most 8'-0" of the existing building, and (4) construct a new rear deck and stair on the existing single-family

dwelling in a RH-1 (Residential, House – One-Family) District and the Bernal Heights Special Use District with a 40-X Height and Bulk Designation.

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve Project as Proposed.

(Continued from Regular Meeting of March 8, 2012)

- 12b. 2011.0304DV (B. FU: (415) 558-6613)
147 ANDOVER STREET - east side between Powhattan and Eugenia Avenues; Lots 024 in Assessor's Block 5647 - **Request for Rear Yard Variance** pursuant to Planning Code Section 242(e)(2) , proposing to raise the roof at the rear by 3'-0" in height and construct a new rear deck and stair on the existing single-family dwelling in a RH-1 (Residential, House–One-Family) District and the Bernal Heights Special Use District with a 40-X Height and Bulk Designation.
(Continued from Regular Meeting of March 8, 2012)
13. 2011.1298D C. LAMORENA: (415) 575-9085)
2347-2351 BAY STREET - south side between Baker and Broderick Streets; Lot 035 in Assessor's Block 0926 - **Mandatory Discretionary Review** pursuant to Planning Code Section 317, requiring review of Loss of Residential Units Through Merger, of Building Permit Application No. 2011.12.02.9973 proposing to merge two of the residential units into one unit, changing the building's unit count from three units to two units within the RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.
Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve
- 14a. 2011.0221D (G. CABREROS: (415) 558-6169)
551 - 22ND AVENUE - west side between Anza and Balboa Streets; Lot 006A in Assessor's Block 1565 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Demolition Permit Application No. 2010.12.02.5977, proposing to demolish a two-story, single-family dwelling within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.
Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve
- 14b. 2011.1438D (G. CABREROS: (415) 558-6169)
551 - 22ND AVENUE - west side between Anza and Balboa Streets; Lot 006A in Assessor's Block 1565 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Building Permit Application No. 2010.12.02.5978, proposing to construct a new three-story, two-unit residential building within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.
Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve
15. 2012.0102D (G. CABREROS: (415) 558-6169)
4324 ANZA STREET - north side between 34th and 35th Avenues; Lot 022 in Assessor's Block 1510 - **Request for Discretionary Review** of Building Permit Application No. 2011.01.11.8224, proposing to construct a rear horizontal addition and a vertical addition to the existing two-story, single-family dwelling resulting in a three-story, two-unit building within the RH-2 Zoning District and 40-X Height and Bulk District.
Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve

F. PUBLIC COMMENT

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- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

**SAN FRANCISCO
PLANNING COMMISSION
Notice of Meeting
&
Calendar**

04-09-12A11:14 RCVD

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, April 12, 2012

GOVERNMENT
DOCUMENTS DEPT

APR - 9 2012

**12:00 PM
Regular Meeting**

SAN FRANCISCO
PUBLIC LIBRARY

President: Rodney Fong
Vice-President: Cindy Wu
Commissioners: Michael J. Antonini; Gwyneth Borden; Ron Miguel;
Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

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Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization,

or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2922 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at adott@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Ron Miguel; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

1. 2012.0128B (C. TEAGUE: (415) 575-9081)
375 ALABAMA STREET - east side between 16th and 17th Streets, Lot 002 in Assessor's Block 3966 - **Request for Office Development Authorization** pursuant to Planning Code Sections 179.1, 321, and 322 to establish 48,189 gross square feet of office use on the entire third floor and a portion of the fourth floor in a PDR-1-G (Production Distribution and Repair - General) Zoning District and 68-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
2. 2011.1239C (D. SÁNCHEZ: (415) 575-9082)
901 CORTLAND AVENUE - northwest corner of Gates Street, Lot 038 in Assessor's Block 5660 - **Request for Conditional Use Authorization** under Planning Code Sections 303 and 711.54 to establish a 600 square foot massage establishment (d.b.a. Traditional Chinese Massage) within the NC-2 (Small Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk district.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of March 22, 2012)
3. 2011.0969C (A. PUTRA: (415) 575-9079)
5098 MISSION STREET - northwest corner of Mission Street and Geneva Avenue; Lot 016 in Assessor's Block 6969 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 703.4, to allow a formula retail use operating as a self-service specialty food use (d.b.a. Quiznos) within an existing automotive gas station and retail grocery store (d.b.a. Chevron Extra Mile) in an NC-3 (Neighborhood Commercial, Moderate Scale) District and 65-A Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
4. 2011.1216C (D. VU: (415) 575-9120)
9 WEST PORTAL AVENUE - south side between Ulloa and Vicente Streets ; Lot 029 in Assessor's Block 2979A - **Request for Conditional Use Authorization** pursuant to Planning Code Section 303, to modify the Conditions of Approval contained in Motion No. 18163, Case No. 2010.0422C, and allow an increase in the permitted hours of operation and an increase in the number of seats for the existing bar and liquor store (d.b.a. Vin

Debut) within the West Portal Avenue NC (Neighborhood Commercial) Zoning District and 26-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

- 5a. 2011.0588CEV (E. WATTY: (415) 558-6620)
929 BRODERICK STREET – west side between Turk Street and Golden Gate Avenue; Lot 006 in Assessor's Block 1152 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 209.1(h) and 303, to add a sixth dwelling-unit to the existing five-unit residential building on a lot measuring approximately 6,351sf. The project site is located within the RH-3 (Residential, House, Three-Unit) Zoning District, and 40-X Height and Bulk District.
 Preliminary Recommendation: Approval with conditions
- 5b. 2011.0588CEV (E. WATTY: (415) 558-6620)
929 BRODERICK STREET – west side between Turk Street and Golden Gate Avenue; Lot 006 in Assessor's Block 1152 - **Request for Variances**, pursuant to Planning Code Sections 134 and 188, to encroach into the required rear yard by expanding the volume of the existing noncomplying structure. The project site is located within the RH-3 (Residential, House, Three-Unit) Zoning District, and 40-X Height and Bulk District.

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.
9. (T. OJEDA: (415) 558-6251)
2011 RHNA ANNUAL REPORT (DIRECTOR'S REPORT)
 The Regional Housing Needs Allocation (RHNA) targets, as determined by the state Department of Housing and Community Development (HCD) and the regional Association of Bay Area Governments (ABAG), calls for a total of almost 31,200 units for the current Housing Element reporting cycle (January 1, 2007 through June 30, 2014). Of this total, approximately 18,890 or 60% must be affordable to households earning moderate incomes or lower. In compliance with Government Code Section 65400, the Planning Department prepared and submitted to the state HCD an annual report on the status and progress in implementing the jurisdiction's housing element by the mandated yearly ~~deadline~~ of April 1. The report listed affordable housing built, including affordable housing rehabilitated, preserved and/or acquired, during the 2011 reporting year. A table summarizing progress towards meeting housing production targets to date is also included as part of the report.
 Preliminary Recommendation: Information only – No action required

E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR

10. 2004.1004EKC (C. TEAGUE: (415) 575-9081)
1150 16TH STREET (AKA 1201 8TH STREET) - north side between 8th Street and Hubbell Street, Lot 007 in Assessor's Block 3821 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 175.6, 215, and 303. The proposal is to demolish the existing single-story building and construct two adjoined, mixed-use buildings. The 1150 16th Street building is a 58 feet tall structure containing ground floor retail and 15 dwelling units above. The adjoining 1201 8th Street building is a 68 feet tall structure containing ground floor retail and PDR uses above. The two buildings share a basement level garage containing 14 residential parking spaces and 8 commercial parking spaces. The project site falls in the PDR-1-D (Productions, Distribution, and Repair - Design) Zoning District and 68-X Height and Bulk District. The 1150 16th Street building is subject to the Eastern Neighborhood "Pipeline" controls of Planning Code Section 175.6 and the original zoning and height/bulk districts on the application filing date, which were M-2 (Heavy Industrial) District and a 50-X Height and Bulk District.
 Preliminary Recommendation: Approval with Conditions

11. 2012.0174T (A. STARR: (415) 558-6362)
AMENDMENTS TO THE SAN FRANCISCO PLANNING CODE TO INCLUDE FINANCIAL SERVICES IN THE DEFINITION OF FORMULA RETAIL [Board File No. 12-0047]
Ordinance introduced by Supervisor Mar amending the San Francisco Planning Code by: 1) amending Section 703.3(c) to include financial services within the uses subject to formula retail controls in Neighborhood Commercial Districts; 2) amending Section 806.3(c) including financial services within the uses subject to formula retail controls in Mixed Use Districts; 3) amending Section 303.3(i) making conforming amendments; and 4) making findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and with the Priority Policies of Planning Code Section 101.1.
 Preliminary Recommendation: Approval with modifications.

- 12a. 2011.0532T (A. STARR: (415) 558-6362)
USES, SIGNS, BUILDING FEATURES, FLOOR AREA RATIO, PARKING, AND COMPLIANCE IN SPECIFIED USE DISTRICTS - **The Commission will consider a proposed Ordinance [BF 110548] amending the San Francisco Planning Code by repealing Sections 136.2, 136.3, 158, 187, 249.15, 263.2, 263.3, 602.25, 602.26, 607.3 and 607.4 and amending various other Code sections as well as additional recommendations by Planning staff.** Specifically, the proposed Ordinance would (1) increase the amount of principally permitted parking spaces for dwellings in RC-4 and C-3 Districts; (2) make off-street parking requirements in the Van Ness Special Use District and RC-3 Districts consistent with those of RC-4 Districts; (3) eliminate minimum parking requirements for the Chinatown Mixed Use Districts and North Beach Neighborhood Commercial Districts; (4) allow exceptions from required parking under specified circumstances; (5) amend the restrictions on off-street parking rates and extend them to additional zoning districts; (6) revise sign, awning, canopy and marquee controls in specified zoning districts; (7) increase the permitted use size for limited corner commercial uses in RTO and RM districts, and allow reactivation of lapsed limited commercial uses in R districts; (8) revise the boundaries of and modify parking and

screening requirements in the Washington-Broadway and Waterfront Special Use Districts; (9) modify controls for uses and accessory uses in Commercial and Residential-Commercial Districts; (10) permit certain exceptions from exposure and open space requirements for historic buildings; and (11) modify conformity requirements in various use districts; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

(Continued from Regular Meeting of March 1, 2012)

NOTE: On October 20, 2011, although informational only and no action was required, the Commission continued this item to 12/15/11

NOTE: On December 15, 2011, following public testimony, the Commission continued the matter to 2/9/12 by a vote of (+7 -0).

NOTE: On February 9, 2012, following public testimony, the Commission continued the matter to 3/1/12 by a vote of (+6 -0).

NOTE: On March 1, 2012, following public testimony, the Commission continued the matter to 4/12/12 by a vote of (+7 -0)

- 12b. 2011.0533Z (A. STARR: (415) 558-6362)

ZONING MAP AMENDMENTS – WASHINGTON-BROADWAY SPECIAL USE DISTRICT 1; WATERFRONT SPECIAL USE DISTRICT 2 AND 3; SPECIAL DISTRICTS FOR SIGN ILLUMINATION; AND SPECIAL DISTRICTS FOR SCENIC STREETS - The Commission will consider a proposed Ordinance [BF 110547] introduced by Supervisor Chiu concerning Sheets SU01, SS01 and SS02 of the San Francisco Zoning Map as well as additional recommendations by Planning staff. Specifically, the proposed Ordinance would amend the San Francisco Planning Code by 1) adding blocks and lots to the Washington-Broadway Special Use District 1; 2) adding blocks to the Waterfront Special Use District 2; 3) deleting blocks and add lots to the Waterfront Special Use District 3; 4) making the boundaries of the Special District for Sign Illumination on Broadway co-extensive with the Broadway Neighborhood Commercial District; 5) deleting the Van Ness Special District for Sign Illumination; and 6) adding The Embarcadero from Taylor Street to Second Street to the Special District for Scenic Streets; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

(Continued from Regular Meeting of March 1, 2012)

NOTE: On October 20, 2011, although informational only and no action was required, the Commission continued this item to 12/15/11

NOTE: On December 15, 2011, following public testimony, the Commission continued the matter to 2/9/12 by a vote of (+7 -0).

NOTE: On February 9, 2012, following public testimony, the Commission continued the matter to 3/1/12 by a vote of (+6 -0).

NOTE: On March 1, 2012, following public testimony, the Commission took action on the Embarcadero scenic sign issues and continued the remainder of the matter to 4/12/12 by a vote of (+5 -1); Commissioner Moore voted against and Commissioner Fong was recused

13. 2012.0167TZ (A. STARR: (415) 558-6362)

AMENDMENTS TO THE SAN FRANCISCO PLANNING CODE AND ZONING MAP SHEET SU08 TO ESTABLISH THE 9TH STREET POWER RETAIL SPECIAL USE DISTRICT FOR PROPERTY LOCATED AT 555 9TH STREET [Board File No. 12-0083] Ordinance introduced by Supervisor Kim adding Section 249.66 (to be changed to Section 249.67 or the next available number under Section 249) to establish the 9th Street Power Retail Special Use District for property located at 555-9th Street (Assessor's Block No. 3781, Lot No. 003); amending the San Francisco Zoning Map Sheet SU08 to show the boundaries of the 9th Street Power Retail Special Use District; and making environmental findings, Planning Code Section 302 findings, and findings of

consistency with the General Plan and the Priority Policies of Planning Code Section 101.1. Preliminary Recommendation: Approval with modifications.

14. 2011.1151D (A. STARR: (415) 558-6362)
640 HAYES STREET - north side between Laguna and Buchanan Streets; Lot 008 in Assessor's Block 0806 - **Request for Discretionary Review** of Building Permit Application No. 2010.12.08.6310, proposing to legalize a horizontal addition constructed without permit, and to add a new dwelling unit at the ground floor of the existing three-story, two-unit building within the RTO (Residential, Transit Oriented) Zoning District and 40-X Height and Bulk District.
Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve
(Continued from Regular Meeting of January 19, 2012)
(Continued from Regular Meeting of March 15, 2012)
15. 2011.1058D (E. Watty: (415) 558-6620)
471 JESSIE STREET - south side between Mint and 6th Streets; Lot 028 in Assessor's Block 3704 - **Mandatory Discretionary Review** of Building Permit Application No. 2011.11.08.8514, pursuant to Planning Code Sections 217(k), to allow a new Medical Cannabis Dispensary (dba "JM Collective") to locate within the existing vacant ground-floor tenant space. The proposed dispensary would not include on-site smoking, vaporizing, or cultivation, nor would it sell any cannabis food stuffs. The property is located within the C-3-G (Downtown General Commercial) District and 160-F Height and Bulk District.
Preliminary Recommendation: Take DR and Disapprove

G. PUBLIC COMMENT

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Adjournment

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 19, 2012

12:00 PM

Regular Meeting

04-16-12AC9:41 RCVO

GOVERNMENT
DOCUMENTS DEPT

APR 16 2012

SAN FRANCISCO
PUBLIC LIBRARY

President:
Vice-President:
Commissioners:

Rodney Fong
Cindy Wu
Michael J. Antonini; Gwyneth Borden; Ron Miguel;
Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

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COMMUNICATIONS

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12:00 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Ron Miguel; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2011.0206T (S. HAYWARD: (415) 558-6372)
PLANNING CODE AMENDMENTS RELATED TO THE CREATION OF A DEFINITION OF STUDENT HOUSING - Amendments to the Planning Code Sections 102.36, 135(d)(2), 207.6(B)(3), 307(j), 317(b)(1), 317(f)(1), and 401 - Establishing a definition of Student Housing, modifying open space requirements for dwellings less than 350 square feet plus bathroom, modifying unit mix requirements for Student Housing, monitoring conversion of Student Housing to housing, and prohibiting the conversion of housing to Student Housing; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101. This item was heard by the Board of Supervisors' Land Use Committee on March 27, 2012, and based on amendments introduced by Supervisor Wiener, was referred to the Planning Commission for further review.
(Proposed for Continuance to May 17, 2012)

2. 2011.0532T (A. STARR: (415) 558-6362)
USES, SIGNS, BUILDING FEATURES, FLOOR AREA RATIO, PARKING, AND COMPLIANCE IN SPECIFIED USE DISTRICTS - The Commission will consider a proposed Ordinance [BF 110548] amending the San Francisco Planning Code by repealing Sections 136.2, 136.3, 158, 187, 249.15, 263.2, 263.3, 602.25, 602.26, 607.3 and 607.4 and amending various other Code sections to as well as additional recommendations by Planning staff. Specifically, the proposed Ordinance would (1) increase the amount of principally permitted parking spaces for dwellings in RC-4 and C-3 Districts; (2) make off-street parking requirements in the Van Ness Special Use District and RC-3 Districts consistent with those of RC-4 Districts; (3) eliminate minimum parking requirements for the Chinatown Mixed Use Districts and North Beach Neighborhood Commercial Districts; (4) allow exceptions from required parking under specified circumstances; (5) amend the restrictions on off-street parking rates and extend them to additional zoning districts; (6) revise sign, awning, canopy and marquee controls in specified zoning districts; (7) increase the permitted use size for limited corner commercial uses in RTO and RM districts, and allow reactivation of lapsed limited commercial uses in R districts; (8) revise the boundaries of and modify parking and screening requirements in the Washington-Broadway and Waterfront Special Use Districts; (9) modify controls for uses and accessory uses in Commercial and Residential-Commercial Districts; (10) permit certain exceptions from exposure and open space requirements for historic buildings; and (11) modify conformity requirements in various use districts; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.
(Continued from Regular Meeting of April 5, 2012)
NOTE: On October 20, 2011, although informational only and no action was required, the Commission continued this item to 12/15/11

NOTE: On December 15, 2011, following public testimony, the Commission continued the matter to 2/9/12 by a vote of (+7 -0).

NOTE: On February 9, 2012, following public testimony, the Commission continued the matter to 3/1/12 by a vote of (+6 -0).

NOTE: On March 1, 2012, following public testimony, the Commission took action on a portion of the Ordinance, referred to as Phase One (Clerical Modifications; TDRs; LCUs; Bike Parking; & Signs, Awnings, & Canopies) and continued the remainder of the Ordinance to two separate hearings: 4/5/12 and 4/12/12 by a vote of (+7 -0).

NOTE: On April 5, 2012, without hearing, the Commission continued the 4/5/12 the discussion and possible action to 4/19/12.

NOTE: On April 12, 2012, following public testimony, the Commission continued the discussion and possible action on a portion of the proposed Ordinance (Phase Two) to 5/3/12 by a vote of (+5 -1) and requested that the discussion and possible action of the remainder of the Ordinance (Phase Three) be continued to a later date. For this reason, staff is now requesting that the Phase Three discussion and possible action on the proposed Ordinance be continued to May 17.
(Proposed for Continuance to May 17, 2012)

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

3. 2011.1119C (T. WANG: (415) 558-6335)
855 BROTHERHOOD WAY - on the south side of Brotherhood Way between Junipero Serra and Lake Merced boulevards, Lot 025 in Assessor's Block 7380 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 209.3(j) and 303 to allow the demolition of the existing banquet/multi-purpose hall and storage areas and the construction of a new banquet/multi-purpose hall, at an existing religious institution (Richmond Masonic Temple of San Francisco), in the RH-1(D) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
4. 2011.0393C (R. CRAWFORD: (415) 558-6358)
455 FRANKLIN STREET - southwest corner of Franklin and Fulton Streets; Lot 031 in Assessor's Block 0792 - **Request for Conditional Use Authorization**, pursuant to Planning Code Section Sections 303 and 731.83 for a proposed wireless telecommunications service facility operated by AT&T Mobility. The facility would consist of twelve roof-mounted panel antennas and eight equipment cabinets located on the roof of the building. The facility is proposed on a Location Preference 4 Site (Preferred Location - Industrial/Commercial Site) within the NCT-3 (Moderate-Scale Neighborhood Commercial Transit) Use District and a 65-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
5. 2011.1084C (R. CRAWFORD: (415) 558-6358)
800 POWELL STREET - northeast corner of Powell and California Streets; Lot 017 in Assessor's Block 0243 - **Request for Conditional Use Authorization**, pursuant to Planning Code Section Sections 303 and 209.6(b) for a proposed wireless telecommunications service facility operated by AT&T Mobility. The facility would consist of six roof-mounted panel antennas and associated equipment cabinets located in the basement of the building. The facility is proposed on a Location Preference 6 Site

(Preferred Location – Limited Preference Site) within the RM-4 (Residential-Mixed, High Density) Use District and a 65-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

6. 2012.0074C (S. HAYWARD: (415) 558-6372)
1400 NORIEGA STREET - north side between 21st and 22nd Avenues; Lot 030 in Assessor's Block 2028 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 711.21 to convert a vacant office space into a non-profit health clinic at the ground floor and second story, (d.b.a. North East Medical Services), within an NC-2 (Small Scale Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

10. (J. PURVIS: (415) 558-6354)
GENERAL ADVERTISING SIGN PROGRAM ANNUAL REPORT - **Informational Presentation** on the status of the Department's General Advertising Sign Program (GASP). Planning Code Section 604.2(h) requires that the Planning Department submit to the Planning Commission and Board of Supervisor's an annual report on the program that includes revenues, expenditures, and a progress report on the program's activities.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR

11. 2011.1420C (E. WATTY: (415) 558-6620)
1266 – 9TH AVENUE - east side between Lincoln Way and Irving Street; Lot 043 in Assessor's Block 1742 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303(c), 303(i), 703.4, and 730.42, to allow a formula retail full-service restaurant (d.b.a La Boulange) within the Inner Sunset Neighborhood Commercial District (NCD) and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of April 5, 2012)

12. 2012.0160T (S. HAYWARD: (415) 558-6372)
AMENDING PLANNING CODE SECTION 205.4 [Board File No. 12-0125] - **Ordinance introduced by Supervisor Wiener amending Planning Code Section 205.4 to allow mobile food facilities at certain types of institutions within RM, RTO, RH, and RED districts** – proposed for consideration, subject to certain conditions and adoption of findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.
Preliminary Recommendation: Approval with Modifications.
13. 2011.0558E (V. WISE: (415) 575-9049)
TRANSIT EFFECTIVENESS PROJECT (TEP) - Informational Presentation by Planning Department and SFMTA staff to provide an **update on the environmental review and public outreach for the SFMTA's Transit Effectiveness Project**. The presentation will generally describe the Travel Time Reduction Proposals that are a major component of the TEP and include a brief overview of the Muni Rapid Program.
Preliminary Recommendation: Informational presentation, no action requested.
14. 2007.0558 MTZU (J. SWITZKY: (415) 575-6815)
TRANSIT CENTER DISTRICT PLAN - INFORMATIONAL PRESENTATION - Staff will provide a **briefing on the Transit Center District Plan, including updates to the November 2009 Draft Plan and an overview of Plan recommendations** in areas of land use, urban form, transportation, open space, historic resources, and funding for public infrastructure. This informational presentation is preparation for a public hearing, scheduled for May 3, 2012, on initiating the consideration of actions necessary to approve the Transit Center District Plan.
Preliminary Recommendation: None Required.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

***** NOTICE OF PROPOSED FUTURE AGENDA ITEMS *****

**CALIFORNIA PACIFIC MEDICAL CENTER
LONG RANGE DEVELOPMENT PLAN PROJECT**

APRIL 26, 2012

Planning Commission will consider a Development Agreement and other entitlements for the above project at CPMC's St. Luke's, Cathedral Hill, Davies, Pacific and California Campuses (Case No. 2012.0403W)

NOTE: Hearing dates listed above may be tentative. This notice is not final public notification, but is intended to inform interested parties about up-coming items.
**ALWAYS VERIFY THAT ANY ITEM OF INTEREST IS SCHEDULED FOR A HEARING ON
THE FINAL PUBLISHED CALENDAR FOR THAT DATE.**

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#1
4126/12
Special

SAN FRANCISCO PLANNING COMMISSION Notice of Meeting & Calendar

04-20-12P12:53 RCVD

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, April 26, 2012
10:00 AM
Special Meeting

GOVERNMENT
DOCUMENTS DEPT

APR 20 2012

SAN FRANCISCO
PUBLIC LIBRARY

President:
Vice-President:
Commissioners:

Rodney Fong
Cindy Wu
Michael J. Antonini; Gwyneth Borden; Ron
Miguel; Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Case reports and relevant materials are linked to the items on calendar at the above web site.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

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10:00 AM

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Ron Miguel; Kathrin Moore; Hisashi Sugaya

A. SPECIAL CALENDAR

CPMC LRDP

EIR Certification and Approvals Hearing

NOTE: The Commission will hold one public hearing for the public to provide testimony on all items listed below, including consideration of whether to certify the EIR. Following the public hearing, the Planning Commission will consider action on certifying the Final Environmental Impact Report; following action on that item, the Planning Commission will separately consider all other actions and entitlements related to the California Pacific Medical Center Long Range Development Plan Project.

1. 2005.0555E (D. JAIN: (415) 575-9051)
CALIFORNIA PACIFIC MEDICAL CENTER LONG RANGE DEVELOPMENT PLAN - Certification of the Final Environmental Impact Report – St. Luke's Campus (3555 & 3615 Cesar Chavez Street; 1580 Valencia Street; 555 San Jose Avenue): generally bounded by Cesar Chavez Street, Valencia Street, Duncan Street, San Jose Avenue, and 27th Street (Assessor's Block/Lot No.'s 6575-001, -002; 6576-021 and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street); Cathedral Hill Campus (1100 & 1101 Van Ness Avenue; 1255 Post Street; 1020, 1028-1030, 1034-1036, 1040-1052, 1054-1060, & 1062 Geary Street; 1375 Sutter Street): generally bounded by Franklin Street, Polk Street, Geary Street/Boulevard and Sutter Street (Assessor's Blocks/Lots 0690-016, 0694-005, 0694-006, 0694-007, 0694-008, 0694-009, 0694-009A, 0694-010, 0695-005, 0695-006); Davies Campus (601 Duboce Avenue): generally bounded by Castro Street, Noe Street, 14th Street and Duboce Avenue (Assessor's Block/Lot 3539-001); California Campus (3773, 3801, 3901 & 3905 Sacramento Street; 3698, 3700, 3838 & 3848-3850 California Street; 460 Cherry Street): generally bounded by Cherry Street, Spruce Street, Sacramento Street and California Street (Assessor's Block/Lot 1015-001, 1015-016, 1015-052, 1015-053, 1015-054, 1016-001, 1016-002, 1016-003, 1016-004, 1016-005, 1016-006, 1016-007, 1016-008, 1016-009, 1017-027, 1017-028); and Pacific Campus (2330, 2340-2360, 2351, 2400 & 2405 Clay Street; 2315 & 2333 Buchanan Street; 2018, 2100 & 2200 Webster Street; 2315, 2323, 2324, 2329 & 2395 Sacramento Street; 2300 California Street): generally bounded by Fillmore Street, Buchanan Street, Washington Street and California Street (Assessor's Block/Lot 0612-008, 0613-002, 0613-029, 0628-013, 0628-014, 0629-041, 0629-044, 0636-033, 0637-014, 0637-015, 0637-016, 0637-017, 0637-018, 0637-019)
–The proposed project is the California Pacific Medical Center's Long Range Development Plan (CPMC LRDP), a multi-phased plan, to meet State seismic safety requirements for hospitals; to create a 20-year framework for CPMC's four existing medical campuses (Pacific Campus at Sacramento and Buchanan Streets, California Campus at Maple and California Streets, Davies Campus at Castro and 14th Streets, and St. Luke's Campus at Cesar

Chavez and Valencia Streets); and for construction of a new medical campus (Cathedral Hill Campus at Van Ness Avenue and Geary Boulevard) in San Francisco. When completed, the proposed Cathedral Hill Campus would allow CPMC to consolidate existing acute-care and primary emergency services, and Women's and Children's Center at existing campuses within the new Cathedral Hill Hospital, as well as to redevelop its existing campuses. The CPMC LRDP includes Near-Term and Long-Term Projects. The Near-Term Projects include the following: (1) Cathedral Hill Campus would include: (a) demolition of the existing on-site vacant Cathedral Hill Hotel and 1255 Post Street office building and development of a new 15-story, 555-bed hospital with 513 underground parking spaces; (b) demolition of seven existing, on-site vacant residential and commercial buildings and construction of a new medical office building (the Cathedral Hill MOB) with 542 underground parking spaces; (c) an underground pedestrian tunnel beneath Van Ness Avenue connecting the new Cathedral Hill MOB and new hospital; (d) conversion of the 1375 Sutter Street office building to exclusively MOB use, (e) conversion of Cedar Street to two-way operation west of the Cathedral Hill MOB garage access; and (f) various streetscape, sidewalk, and landscape improvements; and (g) other implementation activities regarding the transfer of existing medical uses to the Cathedral Hill Campus; (2) St. Luke's Campus would include: (a) street vacation of a portion of San Jose Avenue between Cesar Chavez and 27th Streets and construction of a new five-story, 80-bed replacement hospital, (b) demolition of the existing on-site St. Luke's hospital tower and construction of a five-story MOB/Expansion Building with approximately 220 underground parking spaces on the site of the former (demolished) hospital, and (c) various streetscape improvements such as a new entry plaza, courtyard, and pedestrian pathway; and (3) Davies Campus would include construction of a new, four-story Neuroscience Institute building on a portion of the Davies Campus at the corner of Noe Street and Duboce Avenue.

The Long-Term Projects at the Davies Campus would include demolition of the existing parking garage at 14th and Castro Streets and construction of a three-story MOB. The Long-Term Projects at the Pacific Campus would include construction of a new underground parking garage, a new, nine-story Ambulatory Care Center (ACC) Addition and construction of a new, six-story (plus top deck) parking garage, and demolition of certain existing on-site buildings to facilitate the proposed construction. There are no Near-Term or Long-Term Projects proposed for the California Campus.

The proposed new Cathedral Hill Hospital Campus is within the RC-4 (Residential Commercial-High Density) Use District, NC-3 (Neighborhood Commercial, Moderate-Scale) Use District, and Van Ness Special Use District (SUD); and 130-V and 130-E Height and Bulk Districts. The Pacific Campus is within the RM-1 and RM-2 (Low Density Residential, Mixed and Moderate Density Residential, Mixed, respectively) Use Districts; and 40-X and 160-F Height and Bulk Districts. The California Campus is within the RM-2 and RH-2 (Residential, House, Two-Family) Use District; and the 80-E and 40-X Height and Bulk Districts. The Davies Campus is within the RH-3 (Residential, House, Three-Family) Use District; and the 65-D and 130-E Height and Bulk Districts. The St. Luke's Campus is within the RH-2 (Residential, House, Two-Family) Use District; and 65-A and 105-E Height and Bulk Districts. The Final EIR concluded that implementation of the CPMC LRDP would result in significant unavoidable environmental impacts related to Transportation; Air Quality; Greenhouse Gas (GHG) Emissions; and Noise.

Preliminary Recommendation: Certify the Final Environmental Impact Report.

Note: The public hearing on the Draft EIR was closed. The public comment period for the Draft EIR ended on October 19, 2010.

2. 2005.0555; 2004.0603; 2009.0885; 2009.0886; 2012.0403 (Packet, Plans)
(E. WATTY: (415) 558-6620)
- CALIFORNIA PACIFIC MEDICAL CENTER LONG RANGE DEVELOPMENT PLAN PROJECT** – St. Luke's Campus (3555 & 3615 Cesar Chavez Street; 1580 Valencia Street; 555 San Jose Avenue): generally bounded by Cesar Chavez Street, Valencia Street, Duncan Street, San Jose Avenue, and 27th Street (Assessor's Block/Lot No.'s 6575-001, -002; 6576-021 and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street); Cathedral Hill Campus (1100 & 1101 Van Ness Avenue; 1255 Post Street; 1020, 1028-1030, 1034-1036, 1040-1052, 1054-1060, & 1062 Geary Street; 1375 Sutter Street): generally bounded by Franklin Street, Polk Street, Geary Street/Boulevard and Sutter Street (Assessor's Blocks/Lots 0690-016, 0694-005, 0694-006, 0694-007, 0694-008, 0694-009, 0694-009A, 0694-010, 0695-005, 0695-006); Davies Campus (601 Duboce Avenue): generally bounded by Castro Street, Noe Street, 14th Street and Duboce Avenue (Assessor's Block/Lot 3539-001);); California Campus (3773, 3801, 3901 & 3905 Sacramento Street; 3698, 3700, 3838 & 3848-3850 California Street; 460 Cherry Street): generally bounded by Cherry Street, Spruce Street, Sacramento Street and California Street (Assessor's Block/Lot 1015-001, 1015-016, 1015-052, 1015-053, 1015-054, 1016-001, 1016-002, 1016-003, 1016-004, 1016-005, 1016-006, 1016-007, 1016-008, 1016-009, 1017-027, 1017-028); and Pacific Campus (2330, 2340-2360, 2351, 2400 & 2405 Clay Street; 2315 & 2333 Buchanan Street; 2018, 2100 & 2200 Webster Street; 2315, 2323, 2324, 2329 & 2395 Sacramento Street; 2300 California Street): generally bounded by Fillmore Street, Buchanan Street, Washington Street and California Street (Assessor's Block/Lot 0612-008, 0613-002, 0613-029, 0628-013, 0628-014, 0629-041, 0629-044, 0636-033, 0637-014, 0637-015, 0637-016, 0637-017, 0637-018, 0637-019) – California Pacific Medical Center (CPMC) currently operates a four-campus hospital system with four acute care hospitals and emergency departments, one each on the St. Luke's, Davies, Pacific and California Campuses. To comply with State seismic safety laws regarding acute care hospitals, CPMC plans to modernize its facilities through a city-wide system of care on five campuses, including the creation of a new campus, the Cathedral Hill Campus, at Van Ness Avenue and Geary Street/Boulevard (the "Project").
- a. 2005.0555; 2004.0603; 2009.0885; 2009.0886; 2012.0403 (E. WATTY: (415) 558-6620)
- CALIFORNIA PACIFIC MEDICAL CENTER'S LONG RANGE DEVELOPMENT PLAN PROJECT** – St. Luke's Campus (3555 & 3615 Cesar Chavez Street; 1580 Valencia Street; 555 San Jose Avenue): generally bounded by Cesar Chavez Street, Valencia Street, Duncan Street, San Jose Avenue, and 27th Street (Assessor's Block/Lot No.'s 6575/001, 002; 6576/021 and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street); Cathedral Hill Campus (1100 & 1101 Van Ness Avenue; 1255 Post Street; 1020, 1028-1030, 1034-1036, 1040-1052, 1054-1060, & 1062 Geary Street; 1375 Sutter Street): generally bounded by Franklin Street, Polk Street, Geary Street/Boulevard and Sutter Street (Assessor's Blocks/Lots 0690-016, 0694-005, 0694-006, 0694-007, 0694-008, 0694-009, 0694-009A, 0694-010, 0695-005, 0695-006); Davies Campus (601 Duboce Avenue): generally bounded by Castro Street, Noe Street, 14th Street and Duboce Avenue (Assessor's Block/Lot 3539-001) – **Adoption of Findings under the California Environmental Quality Act.** CPMC currently operates a four-campus hospital system with four acute care hospitals and emergency departments, one each on the St. Luke's, Davies, Pacific and California Campuses. To comply with State seismic safety laws regarding acute care hospitals, CPMC plans to modernize its facilities through a city-wide system of care on five campuses, including the creation of a new campus at Van Ness Avenue and Geary Street/Boulevard (the "Project").
- Preliminary Recommendation: Adopt California Environmental Quality Act Findings

- b. 2009.0886MTZCBRSK (E. WATTY: (415) 558-6620)
3555 & 3615 CESAR CHAVEZ STREET; 1580 Valencia Street; 555 San Jose Avenue (St. Luke's Campus) – The St. Luke's Campus is generally bounded by Cesar Chavez Street, Valencia Street, Duncan Street, San Jose Avenue, and 27th Street (Assessor's Block/Lot No.'s 6575/001, 002; 6576/021 and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street) – **Request for General Plan Amendments**, pursuant to Planning Code Section 340, to: (i) amend Map 4 (Height Map) of the Urban Design Element of the General Plan to reflect the proposed maximum height of 105'-0" at the St. Luke's Campus; and (ii) amend Map 5 (Bulk Map) of the Urban Design Element of the General Plan to reflect the maximum bulk dimensions proposed for the new hospital and medical office building at the St. Luke's Campus.
 Preliminary Recommendation: Recommend Approval to the Board of Supervisors
- c. 2009.0885EMTZCBRSK (E. WATTY: (415) 558-6620)
1100 & 1101 VAN NESS AVENUE; 1255 Post Street; 1020, 1028-1030, 1034-1036, 1040-1052, 1054-1060, & 1062 Geary Street (Cathedral Hill Campus) – The Cathedral Hill Hospital site is a full city block bounded by Van Ness Avenue, Geary Boulevard, Franklin Street, and Post Street (Assessor's Block/Lot No.'s 0695/005, 006); the Cathedral Hill MOB site is on the east side of Van Ness Avenue, between Geary and Cedar Streets (Assessor's Block/Lot No.'s 0694/005, 006, 007, 008, 009, 009A, 010) – **Request for General Plan Amendments**, pursuant to Planning Code Section 340, to: (i) amend Map 4 (Height Map) of the Urban Design Element of the General Plan to reflect the proposed maximum height at the Cathedral Hill Hospital site; (ii) amend Map 5 (Bulk Map) of the Urban Design Element of the General Plan to reflect the maximum bulk dimensions proposed for the Cathedral Hill Hospital and Cathedral Hill MOB sites; (iii) amend Map 1 (Generalized Land Use and Density Plan) of the Van Ness Area Plan of the General Plan in order to designate the Cathedral Hill Hospital and Cathedral Hill MOB sites as "the Van Ness Medical Use Subdistrict" and increase the allowable FAR for the Cathedral Hill Hospital site from 7:1 to 9:1 and for the Cathedral Hill MOB site from 7:1 to 7.5:1; (iv) amend Map 2 (Height and Bulk Districts) of the Van Ness Area Plan of the General Plan to create a 265-V District coterminous with the Cathedral Hill Hospital site, thereby increasing the permitted height to 265'-0", and (v) amend the text of the Van Ness Area Plan of the General Plan to facilitate the development of a medical center at the transit nexus of Van Ness Avenue and Geary Boulevard and reflect various elements of this use.
 Preliminary Recommendation: Recommend Approval to the Board of Supervisors
- d. 2005.0555; 2004.0603; 2009.0885; 2009.0886; 2012.0403 (E. WATTY: (415) 558-6620)
CALIFORNIA PACIFIC MEDICAL CENTER'S LONG RANGE DEVELOPMENT PLAN PROJECT – St. Luke's Campus (3555 & 3615 Cesar Chavez Street; 1580 Valencia Street; 555 San Jose Avenue): generally bounded by Cesar Chavez Street, Valencia Street, Duncan Street, San Jose Avenue, and 27th Street (Assessor's Block/Lot No.'s 6575/001, 002; 6576/021 and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street); Cathedral Hill Campus (1100 & 1101 Van Ness Avenue; 1255 Post Street; 1020, 1028-1030, 1034-1036, 1040-1052, 1054-1060, & 1062 Geary Street; 1375 Sutter Street): generally bounded by Franklin Street, Polk Street, Geary Street/Boulevard and Sutter Street (Assessor's Blocks/Lots 0690-016, 0694-005, 0694-006, 0694-007, 0694-008, 0694-009, 0694-009A, 0694-010, 0695-005, 0695-006); and Davies Campus (601 Duboce Avenue): generally bounded by Castro Street, Noe Street, 14th Street and Duboce Avenue (Assessor's Block/Lot 3539-001) –

Consideration of a motion making findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

Preliminary Recommendation: Adopt General Plan and 101.1 Consistency Findings

- e. 2009.0886MTZCBRSK (E. WATTY: (415) 558-6620)
3555 & 3615 CESAR CHAVEZ STREET; 1580 Valencia Street; 555 San Jose Avenue (St. Luke's Campus) – The St. Luke's Campus is generally bounded by Cesar Chavez Street, Valencia Street, Duncan Street, San Jose Avenue, and 27th Street (Assessor's Block/Lot No.'s 6575/001, 002; 6576/021 and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street) – **(1) Request for Planning Code Text Amendments** to: (i) amend Article 2 of the Planning Code by adding Planning Code Section 249.68 to establish a new "Cesar Chavez/Valencia Streets Medical Use Special Use District" allow a floor area ratio ("FAR") of up to 2.5:1 within the Cesar Chavez/Valencia Streets Medical Use Special Use District; and (ii) amend Planning Code Section 124 to add subsection (k) to allow an FAR of up to 2.5:1 within the Cesar Chavez/Valencia Streets Medical Use Special Use District; and **(2) Request for Planning Code Map Amendments** to: (i) amend Map HT07 to extend the 105-E Height/Bulk District currently applicable to the existing buildings on the St. Luke's Campus to the entire campus; and (ii) amend Map SU07 to depict the boundaries of the "Cesar Chavez/Valencia Streets Medical Use Special Use District."
Preliminary Recommendation: Recommend Approval to the Board of Supervisors
- f. 2009.0886MTZCBRSK (E. WATTY: (415) 558-6620)
3555 & 3615 CESAR CHAVEZ STREET; 1580 Valencia Street; 555 San Jose Avenue (St. Luke's Campus) – The St. Luke's Campus is generally bounded by Cesar Chavez Street, Valencia Street, Duncan Street, San Jose Avenue, and 27th Street (Assessor's Block/Lot No.'s 6575/001, 002; 6576/021 and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street) – **Request for Conditional Use Authorizations** to: (i) modify the existing Planned Unit Development for the St. Luke's Campus to allow for construction of the St. Luke's Replacement Hospital, demolition of the existing St. Luke's Hospital Tower, and construction of the new St. Luke's MOB (Section 303, 304, 209.3(a), 209.9(b)); (ii) provide an exception from rear yard requirements (Section 134); (iii) authorize buildings greater than 40 feet in height in an RH-2 District (Section 253); (iv) authorize buildings of bulk dimensions greater than 110 feet length and 140 feet diagonal (Section 270, 271); (v) provide an exemption from on-site independently accessible off-street parking requirements to permit an interim parking deficit of 124 spaces and permanent deficit of 109 spaces once the St. Luke's MOB and associated parking are constructed (Sections 150, 151, 154, 155); and (vi) provide an exception from restrictions on overhead horizontal projections over streets or alleys (Section 136).
Preliminary Recommendation: Approval with conditions
- g. 2009.0886MTZCBRSK (E. WATTY: (415) 558-6620)
3555 CESAR CHAVEZ STREET (St. Luke's Campus) – The St. Luke's Campus is generally bounded by Cesar Chavez Street, Valencia Street, Duncan Street, San Jose Avenue, and 27th Street (Assessor's Block/Lot No.'s 6575/001, 002; 6576/021 and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street) – **Request for Office Development Authorization** to establish 99,848 square feet of medical office space within the proposed St. Luke's MOB (Sections 321 and 322).
Preliminary Recommendation: Approval with Conditions

- h. 2009.0886MTZCBRSK (E. WATTY: (415) 558-6620)
3555 & 3615 CESAR CHAVEZ STREET; 1580 Valencia Street; 555 San Jose Avenue (St. Luke's Campus) – The St. Luke's Campus is generally bounded by Cesar Chavez Street, Valencia Street, Duncan Street, San Jose Avenue, and 27th Street (Assessor's Block/Lot No.'s 6575/001, 002; 6576/021 and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street) – **Consideration of a motion for the General Plan Referral** relating to the determination that: (1) the sale, vacation, and change of use of a portion of the San Jose Avenue right-of-way located between 27th street and Cesar Chavez Street, (2) the changes to the sidewalk width along (a) the southerly side of Cesar Chavez street between Guerrero and Valencia Streets; (b) the westerly side of Valencia Street between Cesar Chavez Street and Duncan Street; and (c) the northern portion of 27th Street starting at the intersection of San Jose Avenue and 27th Street continuing west for 44.24 feet, in association with the development of a new five-story, 146,410 g.s.f., St. Luke's Replacement Hospital, would be consistent with the Objectives and Policies of the General Plan and the Priority Policies of Planning Code Section 101.1.
Preliminary Recommendation: Approve General Plan Referral
- i. 2009.0885EMTZCBRSK (E. WATTY: (415) 558-6620)
1100 & 1101 VAN NESS AVENUE; 1255 Post Street; 1020, 1028-1030, 1034-1036, 1040-1052, 1054-1060, & 1062 Geary Street (Cathedral Hill Campus) - The Cathedral Hill Hospital site is a full city block bounded by Van Ness Avenue, Geary Boulevard, Franklin Street, and Post Street (Assessor's Block/Lot No.'s 0695/005, 006); the Cathedral Hill MOB site is on the east side of Van Ness Avenue, between Geary and Cedar Streets (Assessor's Block/Lot No.'s 0694/005, 006, 007, 008, 009, 009A, 010) – **(1) Request for Planning Code Text Amendments** to: (i) amend Planning Code Section 243 to create a new "Van Ness Medical Use Subdistrict" that would (a) allow an FAR of up to 9:1 for the Cathedral Hill Hospital site and 7.5:1 for the Cathedral Hill MOB site; (b) allow modification of otherwise applicable standards for building projections under Section 136.1; (c) allow modification of otherwise applicable standards for street frontage requirements under Section 145.1; (d) allow modification of otherwise applicable parking standards under Sections 151 and 204.5 for medical centers, provided the amount of parking shall not exceed 150% of the number of spaces otherwise allowed by the Planning code; (e) allow modification of otherwise applicable standards for obstructions over streets and alleys under Section 136; and (f) allow modification of otherwise applicable bulk standards under Sections 270 and 271; (ii) amend Planning Code Section 124(d) to allow an FAR of up to 9:1 for a hospital and up to 7.5:1 for a medical office building within the Van Ness Special Use District, Van Ness Medical Use Subdistrict; and **(2) Request for Planning Code Zoning Map Amendments** to: (i) amend Map HT02 to reclassify the Cathedral Hill Hospital site from a 130-V to a 265-V Height and Bulk District in order to allow a building height of up to 265'-0"; and (ii) amend Map SU02 to show the boundaries of the "Van Ness Special Use District, Van Ness Medical Use Subdistrict" (Cathedral Hill Hospital site, Cathedral Hill MOB site, and Van Ness Avenue underground pedestrian tunnel site).
Preliminary Recommendation: Recommend Approval to the Board of Supervisors
- j. 2009.0885EMTZCBRSK (E. WATTY: (415) 558-6620)
1100 & 1101 VAN NESS AVENUE; 1255 Post Street; 1020, 1028-1030, 1034-1036, 1040-1052, 1054-1060, & 1062 Geary Street (Cathedral Hill Campus) - The Cathedral Hill Hospital site is a full city block bounded by Van Ness Avenue, Geary Boulevard, Franklin Street, and Post Street (Assessor's Block/Lot No.'s 0695/005, 006); the Cathedral Hill MOB site is on the east side of Van Ness

Avenue, between Geary and Cedar Streets (Assessor's Block/Lot No.'s 0694/005, 006, 007, 008, 009, 009A, 010) – **Request for Conditional Use Authorizations** to: (i) authorize the Cathedral Hill Hospital and Cathedral Hill MOB as a medical center use within the RC-4 District and pursuant to the provisions for the Van Ness Special Use District (Sections 243, 209.3, 209.8); (ii) allow construction of buildings over 50 feet (Cathedral Hill Hospital - 265 feet; Cathedral Hill MOB - 130 feet) in an RC-4 District (Section 253); (iii) authorize demolition of five residential dwelling units at the Cathedral Hill MOB site (Sections 243(c)(8)(E) and 317); (iv) modify standards for active ground floor uses and width of curb cuts (Section 145.1); (v) provide an exception to allow wind speeds greater than 11 mph at certain sidewalk locations around the perimeter of the medical center, provided that, on balance, conditions are not worsened (Section 243(c)(9)); (vi) modify the bulk limits applicable to the Cathedral Hill Hospital and Cathedral Hill MOB sites, to allow length and diagonal dimensions of approximately 385 and 466 feet, respectively, for the Cathedral Hill Hospital, and approximately 265 and 290 feet, respectively, for the Cathedral Hill MOB, in lieu of findings per Planning Code Section 271 (Sections 270, 271); and (vii) modify the 3:1 residential to net new non-residential ratio requirement in the Van Ness Special Use District (Section 243(c)(8)(B)(iv)).
Preliminary Recommendation: Approval with conditions

- k. 2009.0885EMTZCBRSK (E. WATTY: (415) 558-6620)
1100 VAN NESS AVENUE; 1020, 1028-1030, 1034-1036, 1040-1052, 1054-1060, & 1062 Geary Street (Cathedral Hill Campus) - The Cathedral Hill MOB site is on the east side of Van Ness Avenue, between Geary and Cedar Streets (Assessor's Block/Lot No.'s 0694/005, 006, 007, 008, 009, 009A, 010) – **Request for Office Development Authorization** to establish 242,987 square feet of medical office space within the proposed Cathedral Hill MOB (Sections 321 and 322).
Preliminary Recommendation: Approval with Conditions

- l. 2009.0885EMTZCBRSK (E. WATTY: (415) 558-6620)
1100 & 1101 VAN NESS AVENUE; 1255 Post Street; 1020, 1028-1030, 1034-1036, 1040-1052, 1054-1060, & 1062 Geary Street (Cathedral Hill Campus) - The Cathedral Hill Hospital site is a full city block bounded by Van Ness Avenue, Geary Boulevard, Franklin Street, and Post Street (Assessor's Block/Lot No.'s 0695/005, 006); the Cathedral Hill MOB site is on the east side of Van Ness Avenue, between Geary and Cedar Streets (Assessor's Block/Lot No.'s 0694/005, 006, 007, 008, 009, 009A, 010) – **Consideration of a motion for the General Plan Referral** relating to the determination that: (1) granting revocable permission to the California Pacific Medical Center to occupy (a) a portion of the public right-of-way on Van Ness Avenue in order to construct and maintain a pedestrian tunnel under Van Ness Avenue (state highway 101) to connect the new Cathedral Hill MOB and the new Cathedral Hill Hospital located at 1100 and 1101 Van Ness Avenue respectively; (b) to construct and maintain off-site improvements on the north side of Cedar Street between Van Ness Avenue and Polk Street, across the street from the Cathedral Hill MOB and on the south side of Cedar Street contiguous to the property at 1001 Polk Street (block 0694, lot 004), including reconstructing and widening the existing sidewalk, installing new landscaping and reconstructing the existing roadway with pavers; and (c) to install and maintain two 30,000 gallon diesel fuel tanks within the public right of way under Geary Boulevard between Franklin Street and Van Ness Avenue, in order to serve the Cathedral Hill Hospital at 1101 Van Ness Avenue; and (2) changing the official sidewalk width of: (a) the southerly side of Post Street between Franklin Street and Van Ness Avenue; (b) the northerly side of Geary Boulevard between Franklin Street and Van Ness Avenue; (c) the northerly side

of Geary Street starting at Van Ness Avenue continuing east 325 feet; (d) both sides of Cedar Street starting at the intersection with Van Ness Avenue continuing east to Polk Street; (e) the westerly side of Van Ness Avenue starting from Geary Boulevard to Post Street; and (f) the easterly side of Van Ness Avenue between Geary Street and Cedar Street; in association with the development of the new Cathedral Hill Medical Center Campus, would be consistent with the Objectives and Policies of the General Plan and the Priority Policies of Planning Code Section 101.1.

Preliminary Recommendation: Approve General Plan Referral

- m. 2004.0603C (E. WATTY: (415) 558-6620)
601 DUBOCE AVENUE (Davies Campus) – The Davies Campus is generally bounded by Castro Street, Noe Street, 14th Street and Duboce Avenue (Assessor's Block/Lot 3539/001) – **Request for Conditional Use Authorization** to amend a previously approved conditional use authorization for a Planned Unit Development for the Davies Campus, including exception to the rear yard requirements of Planning Code Section 134, to allow for construction of the Neurosciences Institute building (Sections 209.3(a), 209.9(b), 303, 304).
Preliminary Recommendation: Approval with conditions

- n. 2012.0403W (E. WATTY: (415) 558-6620)
CALIFORNIA PACIFIC MEDICAL CENTER'S LONG RANGE DEVELOPMENT PLAN – Request that the Board of Supervisors approve a Development Agreement pursuant to Chapter 56 of the San Francisco Administrative Code. The proposed Development Agreement is a contract between the City and Sutter West Bay Hospitals, a California nonprofit public benefit corporation doing business as California Pacific Medical Center, pursuant to the authority of Section 65864 of the California Government Code and Chapter 56, and affecting CPMC's existing St. Luke's, Davies, Pacific and California Campuses and proposed Cathedral Hill Campus. The Development Agreement has a term of ten (10) years from its Effective Date (as defined in the proposed Development Agreement), unless extended or earlier terminated, and sets forth certain rights and obligations of the City and CPMC with respect to the Project. Public benefits proposed in the Development Agreement include but are not limited to the rebuilding of St. Luke's Hospital, and the implementation of healthcare, workforce development, housing, public improvements, and transportation programs.
Preliminary Recommendation: Recommend Approval to the Board of Supervisors

Adjournment

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, April 26, 2012
4:00 PM
Regular Meeting

04-20-12P12:52 RCVO

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President:
Vice-President:
Commissioners:

Rodney Fong
Cindy Wu
Michael J. Antonini; Gwyneth Borden; Ron Miguel;
Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Case reports and relevant materials are linked to the items on calendar at the above web site.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization,

or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

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Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvr/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

4:00 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Ron Miguel; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2012.0009CV (K. GUY: (415) 558-6163)
1528-1540 PINE STREET - north side between Polk Street and Van Ness Avenue, Lot 005 of Assessor's Block 0646 - **Request for Conditional Use Authorization** to establish an automobile and scooter repair business (d.b.a. Cars Dawydiak) within the basement and second floor of existing building located at 1528-1540 Pine Street, with accessory automobile and scooter sales located at the ground floor, pursuant to Planning Code Section ("Section") 303. Conditional Use Authorization is required to establish the automotive repair use at the basement level (Section 723.59), establish a non-conforming automotive repair use at the second level (Section 186.2), and establish a use size greater than 2,000 square feet (Sections 121.2 and 721.21). The project sponsor is also requesting that the Zoning Administrator eliminate the off-street parking requirement for the uses, pursuant to Sections 161(j) and 307(i). The project site is located within the Polk Street Neighborhood Commercial District and the 65-A Height and Bulk District. Tenant improvements are proposed for the building however, the size of the space will not change. Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to May 3, 2012)
2. 2012.0084DDD (M. WOODS: (415) 558-6315)
2735 - 2737 BAKER STREET - west side between Union and Filbert Streets; Lot 002B in Assessor's Block 0948 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317, of Building Permit Application No. 2011.10.27.7765S, proposing to convert the building's authorized use from two units to a single-family residence, and to construct a one-story horizontal addition at the rear of the two-story over garage two-unit building within the RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District. Two requests for Discretionary Review have also been filed by members of the public.
Preliminary Recommendation: Pending
(Proposed for Continuance to May 10, 2012)

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

3. 2011.0249C (B. FU: (415) 558-6613)
990 VALENCIA STREET - west side of Valencia Street between Liberty and 21st Streets, Lot 009 in Assessor's Block 3608 - **Request for Conditional Use Authorization** under Planning Code Sections 726.24, 245.2(a) and 303 to allow the establishment of an

Outdoor Activity in the rear of the property for an existing restaurant, d.b.a. "The Blue Fig", on the ground floor of an one-story building in the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

C. REGULAR CALENDAR

- 4a. 2011.0584CDV (M. SMITH: (415) 558-6322)
601 DOLORES STREET - southeast corner 19th Street; Lot 060 in Assessor's Block 3598
- **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 209.3(g) and 303 to convert a former church that is currently being used as a single-family dwelling into a private elementary school operated by "Children's Day School" which is currently operating down the street at 333 Dolores Street. "Children's Day School" would maintain both campuses. The project includes tenant improvements to the building's interior and minor tenant improvements to the building's exterior. The subject property is located within a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
- 4b. 2011.0584CDV (M. SMITH: (415) 558-6322)
601 DOLORES STREET - southeast corner 19th Street; Lot 060 in Assessor's Block 3598
- **Mandatory Staff-Initiated Discretionary Review** pursuant to Section 317 of the Planning Code, for the conversion of a dwelling unit into a non-residential use - The proposal is to convert a former church that is currently being used as a single-family dwelling into a private elementary school operated by "Children's Day School" which is currently operating down the street at 333 Dolores Street. "Children's Day School" would maintain both campuses. The project includes tenant improvements to the building's interior and minor tenant improvements to the building's exterior. The subject property is located within a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve
- 4c. 2011.0584CDV (M. SMITH: (415) 558-6322)
601 DOLORES STREET - southeast corner 19th Street; Lot 060 in Assessor's Block 3598
- **Request for a parking variance** pursuant to Section 151 of the Planning Code, to convert a former church that is currently being used as a single-family dwelling into a private elementary school operated by "Children's Day School" which is currently operating down the street at 333 Dolores Street. "Children's Day School" would maintain both campuses. The proposed school would not have any off-street parking. The project includes tenant improvements to the building's interior and minor tenant improvements to the building's exterior. The subject property is located within a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

D. COMMISSIONERS' QUESTIONS AND MATTERS

5. COMMISSION SECRETARY POSITION - **Discussion and consideration of possible action to identify steps to take to fill the Commission Secretary position** once the current position becomes vacant in the fall. The commission could consider, among other related issues, a draft job announcement and the establishment of a working group.
6. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).

- **Future Meetings/Agendas.** At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

E. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, May 3, 2012
12:00 PM
Regular Meeting

04-27-12 11:12 REV'D

GOVERNMENT
DOCUMENTS DEPT

APR 27 2012

SAN FRANCISCO
PUBLIC LIBRARY

President: Rodney Fong
Vice-President: Cindy Wu
Commissioners: Michael J. Antonini; Gwyneth Borden; Ron Miguel;
Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Case reports and relevant materials are linked to the items on calendar at the above web site.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp
Or

View the broadcast live, *Thursdays* on Cable Channel 78.

And

The re-broadcast on *Fridays* at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

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12:00 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Ron Miguel; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

1. 2012.0009C (K. GUY: (415) 558-6163)
1528-1540 PINE STREET - north side between Polk Street and Van Ness Avenue, Lot 005 of Assessor's Block 0646 - **Request for Conditional Use Authorization** to establish an automobile and scooter repair business (d.b.a. Cars Dawydiak) within the basement and second floor of existing building located at 1528-1540 Pine Street, with accessory automobile and scooter sales located at the ground floor, pursuant to Planning Code Section ("Section") 303. Conditional Use Authorization is required to establish the automotive repair use at the basement level (Section 723.59), establish a non-conforming automotive repair use at the second level (Section 186.2), and establish a use size greater than 2,000 square feet (Sections 121.2 and 721.21). The project sponsor is also requesting that the Zoning Administrator eliminate the off-street parking requirement for the uses, pursuant to Sections 161(j) and 307(i). The project site is located within the Polk Street Neighborhood Commercial District and the 65-A Height and Bulk District. Tenant improvements are proposed for the building; however, the size of the space will not change.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of April 26, 2012)
2. 2012.0038C (C. TEAGUE: (415) 575-9081)
939 PERALTA AVENUE - east side near the intersection of Tompkins Avenue, Lot 024 in Assessor's Block 5695 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 713.62 and 303 to allow an approximately 1,500 square foot dog daycare center for between 12 and 30 dogs (d.b.a. Good Dog!) in a NC-S (Neighborhood Commercial Shopping Center) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
3. 2012.0273C (C. LAMORENA: (415) 575-9085)
2655 BUSH STREET - southwest corner at Divisadero and Bush Streets; Lot 024 in Assessor's Block 1052 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 712.56, to convert vacant garage space (previously providing parking for a now vacant convalescent care facility formerly d.b.a. San Francisco Community Convalescent Hospital) into a commercial parking garage (automobile parking use) for up to 24 vehicles in the basement of a two-story building

within the NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District and 40-X/65-A Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

4. 2011.0468B (T. SULLIVAN: (415) 558-6257)
208 UTAH STREET, AKA 201 POTRERO AVENUE - south side of 15th Street between Utah Street and Potrero Avenue, Lot 017 in Assessor's Block 3932 - **Request for Office Development Authorization** pursuant to Planning Code Sections 179.1 and 321 to establish 48,732 gross square feet of office use under the Eastern Neighborhoods Legitimization Program in the PDR-1-G (Production Distribution and Repair - General) District and 40/58-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
5. 2012.0169C (D. SÁNCHEZ: (415) 575-9082)
345 6TH STREET - southeast corner of 6th and Shipley Streets, Lot 081 in Assessor's Block 3753 - **Request for Conditional Use Authorization** under Planning Code Sections 175.6(e) (1) and 303 to modify prior conditions of approval in Motion No. 17855, Case No. 2005.0876C, to extend the time to construct a 5-story, 36 dwelling unit multifamily building to January 19, 2014 within the MUR (Mixed Use Residential) Zoning District and an 85-X Height and Bulk Designation.
Preliminary Recommendation: Approval with Conditions

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Commission Comments/Questions
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR

9. 2012.0156C (S. YOUNG: (415) 558-6346)
901 COLE STREET & 101 CARL STREET - southwest corner of Cole and Carl Streets; Lot 001 in Assessor's Block 1272 - **Request for Conditional Use Authorization** under Planning Code Sections 121.2, 178(e)(2), 303, 710.21, 710.27, 719.41, and 719.42 to combine the existing approximately 600 square foot wine bar space at 101 Carl Street with the existing approximately 2,600 square foot full-service restaurant space at 901

Cole Street (both spaces previously occupied by EOS Restaurant and Wine Bar) to establish an approximately 3,200 square foot full-service restaurant and bar (d.b.a. Papazote) with Department of Alcohol Beverage Control License Type 47 (beer, wine, and/or liquor) on the basement, first floor and mezzanine of the three-story mixed-use building and to allow the restaurant and bar to operate until 2:00 a.m. Interior tenant improvements are proposed and no changes are proposed to the exterior building envelope. The project site is located within the NC-1 (Neighborhood Commercial Cluster) Zoning District and 40-X Height and Bulk District. The project site is also located within ¼ mile of the Haight Street Neighborhood Commercial Zoning District and Haight Street Alcohol Restricted Use Subdistrict.

Preliminary Recommendation: Approval with Conditions

10. 2012.0028C (C. LAMORENA: (415) 575-9085)
6909 GEARY BOULEVARD – southwest corner at 33rd Avenue and Geary Boulevard; Lot 001 in Assessor's Block 1511 – **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 710.69A, to convert vacant commercial space into a self-service specialty food establishment (d.b.a. I-Crepe) on the ground floor of a four-story, mixed use building within the NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District.
 Preliminary Recommendation: Approval with Conditions

11. 2007.0558 EMTZU (J. SWITZKY: (415) 575-6815)
TRANSIT CENTER DISTRICT PLAN -- INITIATION OF AMENDMENTS TO THE GENERAL PLAN, PLANNING CODE, AND ZONING MAPS - Staff will request the Planning Commission consider approving Resolutions of Intent to Initiate Amendments to the General Plan, Planning Code, and Zoning Maps to implement the Transit Center District Plan. In addition, staff will request that the Commission schedule a public hearing on May 24, 2012 to consider approval of the proposed General Plan, Planning Code and Zoning Map amendments and direct staff to conduct the necessary noticing for such hearing.
 - (a) 2007.0558 EMTZU (J. SWITZKY: (415) 575-6815)
TRANSIT CENTER DISTRICT PLAN - INITIATION OF AMENDMENTS TO THE GENERAL PLAN - Staff will request the Planning Commission consider approving a Resolution of Intent to Initiate Amendments to the General Plan necessary to adopt the Transit Center District Plan, including amendments to the Downtown Plan, Recreation & Open Space, Commerce & Industry, Urban Design, and Transportation Elements, and Land Use Index. Amendments to the Downtown Plan include the incorporation of a new Transit Center District Sub-Area Plan. In addition, staff will request that the Commission schedule a public hearing on May 24, 2012 to consider approval of the proposed General Plan amendments and direct staff to conduct the necessary noticing for such hearing.
 Preliminary Recommendation: Approval

 - (b) 2007.0558 EMTZU (J. SWITZKY: (415) 575-6815)
TRANSIT CENTER DISTRICT PLAN -- INITIATION OF AMENDMENTS TO THE PLANNING CODE - Staff will request the Planning Commission consider approving a Resolution of Intention to Initiate Amendments to the Planning Code necessary to adopt the Transit Center District Plan, including amendments to Sections 102.5, 102.9, 102.11, 123, 132.1, 136, 138, 151.1, 152.1, 155, 155.4, 156, 163, 201, 210.3, 215-226, 248, 260, 270, 272, 303, 309, 412.1, 427, 1103.1, and Appendices A, C, D and F of Article 11, and the addition of several new sections to Article 4. In addition, staff will request that the Commission schedule a public hearing on May 24, 2012 to consider approval of the proposed General Plan amendments and direct staff to conduct the necessary noticing for such hearing.

Preliminary Recommendation: Approval

- (c) 2007.0558 EMTZU (J. SWITZKY: (415) 575-6815)
TRANSIT CENTER DISTRICT PLAN - INITIATION OF AMENDMENTS TO THE ZONING MAPS - Staff will request the Planning Commission consider approving a Resolution of Intention to Initiate Amendments to the Zoning Maps necessary to adopt the Transit Center District Plan, including amendments to Maps ZN1, SU1, HT1, and PD01. In addition, staff will request that the Commission schedule a public hearing on May 24, 2012 to consider approval of the proposed General Plan amendments and direct staff to conduct the necessary noticing for such hearing.
 Preliminary Recommendation: Approval.

- 12a. 2011.0532T (A. STARR: (415) 558-6362)
USES, SIGNS, BUILDING FEATURES, FLOOR AREA RATIO, PARKING, AND COMPLIANCE IN SPECIFIED USE DISTRICTS - The Commission will consider a proposed Ordinance [BF 110548] amending the San Francisco Planning Code by repealing Sections 136.2, 136.3, 158, 187, 249.15, 263.2, 263.3, 602.25, 602.26, 607.3 and 607.4 and amending various other Code sections as well as additional recommendations by Planning staff. Specifically, the proposed Ordinance would (1) increase the amount of principally permitted parking spaces for dwellings in RC-4 and C-3 Districts; (2) make off-street parking requirements in the Van Ness Special Use District and RC-3 Districts consistent with those of RC-4 Districts; (3) eliminate minimum parking requirements for the Chinatown Mixed Use Districts and North Beach Neighborhood Commercial Districts; (4) allow exceptions from required parking under specified circumstances; (5) amend the restrictions on off-street parking rates and extend them to additional zoning districts; (6) revise sign, awning, canopy and marquee controls in specified zoning districts; (7) increase the permitted use size for limited corner commercial uses in RTO and RM districts, and allow reactivation of lapsed limited commercial uses in R districts; (8) revise the boundaries of and modify parking and screening requirements in the Washington-Broadway and Waterfront Special Use Districts; (9) modify controls for uses and accessory uses in Commercial and Residential-Commercial Districts; (10) permit certain exceptions from exposure and open space requirements for historic buildings; and (11) modify conformity requirements in various use districts; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.
 (Continued from Regular Meeting of April 12, 2012)
NOTE: On October 20, 2011, although informational only and no action was required, the Commission continued this item to 12/15/11
NOTE: On December 15, 2011, following public testimony, the Commission continued the matter to 2/9/12 by a vote of (+7 -0).
NOTE: On February 9, 2012, following public testimony, the Commission continued the matter to 3/1/12 by a vote of (+6 -0).
NOTE: On March 1, 2012, following public testimony, the Commission continued the matter to 4/12/12 by a vote of (+7 -0)

- 12b. 2011.0533Z (A. STARR: (415) 558-6362)
ZONING MAP AMENDMENTS - WASHINGTON-BROADWAY SPECIAL USE DISTRICT 1, WATERFRONT SPECIAL USE DISTRICT 2 AND 3, SPECIAL DISTRICTS FOR SIGN ILLUMINATION, AND SPECIAL DISTRICTS FOR SCENIC STREETS - The Commission will consider a proposed Ordinance [BF 110547] introduced by Supervisor Chiu concerning Sheets SU01, SS01 and SS02 of the San Francisco Zoning Map as well as additional recommendations by Planning staff. Specifically, the proposed Ordinance would amend the San Francisco Planning Code by 1) adding blocks and lots to the Washington-Broadway Special Use District 1; 2) adding blocks to

the Waterfront Special Use District 2; 3) deleting blocks and add lots to the Waterfront Special Use District 3; 4) making the boundaries of the Special District for Sign Illumination on Broadway co-extensive with the Broadway Neighborhood Commercial District; 5) deleting the Van Ness Special District for Sign Illumination; and 6) adding The Embarcadero from Taylor Street to Second Street to the Special District for Scenic Streets; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

(Continued from Regular Meeting of April 12, 2012)

NOTE: On October 20, 2011, although informational only and no action was required, the Commission continued this item to 12/15/11

NOTE: On December 15, 2011, following public testimony, the Commission continued the matter to 2/9/12 by a vote of (+7 -0).

NOTE: On February 9, 2012, following public testimony, the Commission continued the matter to 3/1/12 by a vote of (+6 -0).

NOTE: On March 1, 2012, following public testimony, the Commission took action on the Embarcadero scenic sign issues and continued the remainder of the matter to 4/12/12 by a vote of (+5 -1); Commissioner Moore voted against and Commissioner Fong was recused

13. 2011.1151D (A. STARR: (415) 558-6362)
640 HAYES STREET - north side between Laguna and Buchanan Streets; Lot 008 in Assessor's Block 0806 - **Request for Discretionary Review** of Building Permit Application No. 2010.12.08.6310, proposing to legalize a horizontal addition constructed without permit, and to add a new dwelling unit at the ground floor of the existing three-story, two-unit building within the RTO (Residential, Transit Oriented) Zoning District and 40-X Height and Bulk District.
 Staff Analysis: Abbreviated Discretionary Review
 Preliminary Recommendation: Do not take Discretionary Review and approve
 (Continued from Regular Meeting of April 12, 2012)
14. 2012.0135DDDDD (G. CABREROS: (415) 558-6169)
2705 LARKIN STREET - west side between Francisco and Chestnut Streets; Lot 004 in Assessor's Block 0477 - Requests for Discretionary Review of Building Permit Application No. 2010.12.27.7441, proposing to construct a four-story-over-basement horizontal addition at the rear of the existing four-story-over-basement, two-unit building within the RH-2 (Residential House, Two-Family) Zoning District and the 40-X Height and Bulk District.
 Staff Analysis: Abbreviated Discretionary Review
 Preliminary Recommendation: Do not take Discretionary Review and approve

G. PUBLIC COMMENT

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Adjournment

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

05-04-12A10:47 REV'D

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, May 10, 2012
12:00 PM
Regular Meeting

GOVERNMENT
DOCUMENTS DEPT

MAY - 4 2012

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PUBLIC LIBRARY

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Ron Miguel; Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

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Or

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And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

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1650 MISSION STREET, 4TH FLOOR RECEPTION

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COMMUNICATIONS

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12:00 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Ron Miguel; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

1. 2012.0150C (E. JACKSON: (415) 558-6363)
870 HARRISON STREET - northwest side, between 4th and 5th Streets, Lot 019 in Assessor's Block 3752 - **Request for Conditional Use Authorization** under Planning Code Section 303 to extend approval for a proposed project for three additional years to June 18, 2015. The property is located within a Residential Service District (RSD), a 40-X/85-B Height and Bulk District, San Francisco's South of Market Area (SoMa), the Western SoMa Special Use District, and the Youth and Family Special Use District. No other changes to the project are proposed at this time. The proposed project, approved under Motion No. 17906 on June 18, 2009, is the demolition of an existing vacant two-story industrial building and new construction of a six-story, 65-foot-tall mixed-use building containing up to 26 dwelling units and Production Distribution and Repair (PDR) space pursuant to Planning Code Section 263.11, and the construction of a Community Residential Automobile Parking Garage pursuant to Planning Code Sections 157 and 815.26.
Preliminary Recommendation: Approve with Conditions
2. 2011.0492C (R. CRAWFORD: (415) 558-6358)
709 GEARY STREET - southwest corner of Geary and Leavenworth Streets; Lot 001 in Assessor's Block 0319 - **Request for Conditional Use Authorization**, pursuant to Planning Code Section Sections 303 and 209.6(b) for a proposed wireless telecommunications service facility operated by AT&T Mobility. The facility would consist of seven roof-mounted panel antennas and associated equipment cabinets also located on the roof of the building. The facility is proposed on a Location Preference 5 Site (Preferred Location - Mixed Use Buildings in High Density Districts) within the RC-4 (Residential-Commercial, High Density) Use District and an 80-T Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
3. 2011.1090C (A. PUTRA: (415) 575-9079)
3995 ALEMANY BOULEVARD - south side between Worchester and St. Charles Avenues; Lot 012 in Assessor's Block 7126A - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 713.43, to legalize an existing large fast-food restaurant (d.b.a. Oceanview Supermarket Hot Pot Buffet) located within an existing retail grocery store (d.b.a. Oceanview Supermarket) in an NC-S (Neighborhood Commercial, Shopping Center) District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

4. 2011.0068C (A. HOLLISTER: (415) 575-9078)
1498, 1436 POLK STREET & 1567 CALIFORNIA STREET - southeast corner of Polk and California Streets, Lots 014, 014A & 015 in Assessor's Block 0645 - **Request for Conditional Use Authorization** under Planning Code Sections 723.83 and 303 for a proposed wireless telecommunications service facility operated by AT&T Mobility. The facility would consist of up to nine rooftop-mounted antennas and associated equipment located in an on-site surface parking lot. The facility is proposed on a Location Preference 6 Site (Limited Preference Site) within the Polk Street Neighborhood Commercial Zoning District and an 80-A Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
5. 2011.1425C (A. HOLLISTER: (415) 575-9078)
1145 POLK STREET (A.K.A. 1201 SUTTER STREET) - southwest corner of Polk and Sutter Streets, Lot 001 in Assessor's Block 0691 - **Request for Conditional Use Authorization** under Planning Code Sections 723.26 and 303 to add a walk-up facility recessed less than three feet from the property line that will be utilized in conjunction with an existing small, self-service restaurant (D.B.A. Café Zitouna) for take-out restaurant orders within the Polk Street Neighborhood Commercial Zoning District and a 65-A Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
6. 2011.1147B (R. SUCRÉ: (415) 575-9108)
601 TOWNSEND STREET - located on the southwest corner of 7th and Townsend Streets, Lot 001 in Assessor's Block 3799 - **Request for an Office Allocation** under Planning Code Sections 321, 322 and 803.9(c) for approximately 72,600 square feet on the basement level within the UMU (Urban Mixed Use) Zoning District and a 68-X Height and Bulk District. Currently, the subject property is occupied by Adobe Systems, Inc., and received authorization for an office allocation of approximately 215,858 square feet on the first, second and third floors in 1999.
Preliminary Recommendation: Approve with Conditions

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

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item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR

10. 2012.0354C (R. CRAWFORD: (415) 558-6358)
827 PACIFIC AVENUE - south side between Powell and Stockton Streets; Lot 039 in Assessor's Block 0179 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 812.80 and 303, to develop a Medical Center use on the second floor of the building, within the CRNC (Chinatown Residential Neighborhood Commercial) Zoning District and 65-N Height and Bulk District. The project will use the entire 2,800 square feet of the second floor of the building for an infusion and specialty clinic for the Chinese Hospital. The project will not expand the size of the building.
Preliminary Recommendation: Approve with Conditions
11. (J. CAMPOS: (415) 575-9115)
VAN NESS BUS RAPID TRANSIT PROJECT - **Informational Presentation** - The San Francisco County Transportation Authority (SFCTA) is leading the Van Ness Bus Rapid Transit (BRT) project in partnership with the San Francisco Municipal Transportation Agency (SFMTA). The SFCTA is the lead agency for the California Environmental Quality Act (CEQA) and the Federal Transit Administration (FTA) is the lead agency for the National Environmental Policy Act (NEPA). As part of NEPA, the Final Environmental Impact Statement/ Environmental Impact Report (EIS/EIS) for the Van Ness Avenue Bus Rapid Transit Project must include the selection of a Locally Preferred Alternative (LPA) along with a refinement of the evaluation of the environmental impacts shown in the Draft EIS/EIR, which was circulated for public comment from November 4, 2011 - December 23, 2011. The Draft EIS/EIR reviewed three build alternatives for consideration -- one side lane option (Alternative 2) and two center lane options (Alternatives 3 and 4) -- as well as a reduced left turn variant. Based on technical analyses and agency and stakeholder input throughout the project, the joint SFMTA and Authority staff recommendation for the LPA is Center Lane BRT with Right Side Boarding/Single Median and Limited Left Turns. This recommendation considers the project's purpose and need, with an emphasis given to transit performance. The recommended LPA will be considered on May 15th at the SFMTA Board and Authority Plans and Programs Committee meetings, and at the May 22 Authority Board meeting.
Preliminary Recommendation: Informational presentation only, no action requested.
12. 2012.0084DD (M. WOODS: (415) 558-6315)
2735 - 2737 BAKER STREET - **Requests for Discretionary Review** of Building Permit Application No. 2011.10.27.7765S, proposing to construct a one-story horizontal addition at the rear of the two-story over garage two-unit building. The proposed project also includes reconfiguring the existing two-unit layout while maintaining the same number of units, within the RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve as revised (Continued from Regular Meeting of April 26, 2012)
- 13a. 2010.0636D (G. CABREROS: (415) 558-6169)
622 - 27TH AVENUE - east side between Anza and Balboa Streets; Lot 031 in Assessor's Block 1569 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Demolition Permit Application No. 2010.07.14.6595, proposing to demolish a three-story, single-family residential building within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.
Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve

- 13b. 2012.0259D (G. CABREROS: (415) 558-6169)
622 - 27TH AVENUE - east side between Anza and Balboa Streets; Lot 031 in Assessor's Block 1569 – **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Building Permit Application No. 2010.07.14.6596, proposing to construct a new four-story, two-unit residential building within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.
Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve

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Adjournment

**SAN FRANCISCO
PLANNING COMMISSION
Notice of Meeting
&
Calendar**

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place**

Thursday, May 17, 2012

12:00 PM

Regular Meeting

**GOVERNMENT
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MAY 11 2012

**SAN FRANCISCO
PUBLIC LIBRARY**

President:
Vice-President:
Commissioners:

Rodney Fong
Cindy Wu
Michael J. Antonini; Gwyneth Borden; Ron Miguel;
Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

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ROLL CALL:

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Commissioners:	Michael J. Antonini; Gwyneth Borden; Ron Miguel; Kathrin Moore; Hisashi Sugaya

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The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 2011.1372C (T. WANG: (415) 558-6335)
3901 24TH STREET - on the southwest corner of 24th and Sanchez streets, Lot 001 in Assessor's Block 6508 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 728.49, to convert a vacant ground floor commercial space into a financial service (d.b.a. First Republic Bank) within the 24th Street - Noe Valley Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to June 14, 2012)

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

- 2012.0501C (A. HOLLISTER: (415) 575-9078)
222 COLUMBUS AVENUE - intersection of Columbus Avenue, Pacific Avenue and Kearny Street, Lot 003 in Assessor's Block 0162 - **Request for Conditional Use Authorization** under Planning Code Sections 714.44 and 303 to establish a small, self-service restaurant (D.B.A. Reveille Coffee) within the Broadway Neighborhood Commercial Zoning District and a 65-A-1 Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

C. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

- Consideration of Adoption:
 - Draft Minutes of Regular Meeting of February 23, 2012
 - Draft Minutes of Regular Meeting of March 8, 2012
 - Draft Minutes of Regular Meeting of March 15, 2012
 - Draft Minutes of Special & Regular Meetings of March 22, 2012
 - Draft Minutes of Special & Regular Meetings of April 5, 2012
 - Draft Minutes of Regular Meeting of April 12, 2012
 - Draft Minutes of Regular Meeting of April 19, 2012

- Draft Minutes of Special & Regular Meetings of April 26, 2012
 - Draft Minutes of Regular Meeting of May 3, 2012
4. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. DIRECTOR'S REPORT

5. Director's Announcements
6. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

7. (T. OJEDA: (415) 558-6251)
- 2011 HOUSING INVENTORY REPORT - Announcing the publication of the 2011 Housing Inventory.** This report is the 42nd in the series and describes San Francisco's housing supply. *Housing Inventory* data accounts for new housing construction, demolitions, and alterations in a consistent format for analysis of housing production trends. Net housing unit gains are reported citywide, by zoning classification, and by planning district. Other areas covered include affordable housing production, condominium conversions, and changes to the residential hotel stock. In addition, lists of major housing projects completed and approved for construction in 2011 are provided. A list of affordable housing projects in the pipeline (projects in various stages of review or pre-construction planning) is included to provide a picture of likely housing construction activity in the near future. Report is available for the public at the Planning Department and on the website.
- Preliminary Recommendation: No Action required. Information only.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR

8. (A. RODGERS: (415) 558-6395)
- 2011.0206T PLANNING CODE AMENDMENTS RELATED TO THE CREATION OF A DEFINITION OF STUDENT HOUSING - Amendments to the Planning Code Sections 102.36, 135(d)(2), 207.6(B)(3), 307(j), 317(b)(1), 317(f)(1), and 401 -** Establishing a definition of Student Housing, modifying open space requirements for dwellings less than 350 square feet plus bathroom, modifying unit mix requirements for Student Housing, monitoring conversion of Student Housing to housing, and prohibiting the conversion of housing to Student Housing; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101. This item was heard by the Board of Supervisors'

Land Use Committee on March 27, 2012, and based on amendments introduced by Supervisor Wiener, was referred to the Planning Commission for further review.
(Continued from Regular Meeting of April 19, 2012)

9. 2011.1401M (L. LANGLOIS: (415) 575-9083)
2012 COMMUNITY SAFETY ELEMENT UPDATE - Intent to initiate Department sponsored General Plan Amendments - Pursuant to Planning Code Section 340, the Planning Commission will consider a Resolution of Intention to initiate adoption of the 2012 Community Safety Element of the General Plan.
Preliminary Recommendation: Approve a draft resolution of intention to initiate amendments to the General Plan and schedule a public hearing.
10. 2008.0762E (D. JAIN: (415) 575-9051)
HEARING ON THE 835-845 JACKSON STREET - CHINESE HOSPITAL REPLACEMENT PROJECT DRAFT EIR - The proposed project is located at 835-845 Jackson Street [Assessor's Block/Lot 192/41]. The Chinese Hospital property, located in the Chinatown neighborhood at Jackson Street between Stockton and Powell Streets, consists of the approximately 43,368-gross-square-foot (gsf), 54-bed Chinese Hospital at 845 Jackson Street, built in 1979; the approximately 29,793-gsf Medical Administration Building (MAB) at 835 Jackson Street (the original Chinese Hospital, built in 1924); and the approximately 15,000-gsf Chinese Hospital Parking Garage, located directly behind the 1924 MAB. These three buildings constitute the project site, an approximately 22,516-square-foot lot. The Chinese Hospital Association is the project sponsor for this project. The proposed project includes: 1) demolition of the 1924 MAB and the 41-space Chinese Hospital Parking Garage on the project site; 2) construction of a 54-bed, acute-care, 101,545-gsf, seven-story-plus-basement, 90.5-foot-tall (excluding 30-foot-tall mechanical penthouse above the roof) Replacement Hospital building with a new 22-bed skilled nursing facility on the sites of the demolished buildings on the eastern portion of the project site (an approximately 11, 526-square-foot area); 3) renovation of the existing on-site 1979 Chinese Hospital building at 845 Jackson Street to serve as a Medical Administration and Outpatient Center (MAOC); and 4) a proposal to create a Special Use District (SUD) for the proposed project to support the expansion of medical services on the project site (835-845 Jackson Street, APN 192/41) in the Chinatown Residential Neighborhood Commercial Zoning District. The proposed Replacement Hospital building would be designed and constructed to fully comply with the requirements of Senate Bill 1953 for seismic safety of acute-care facilities. The existing 1979 Chinese Hospital would remain in operation until the proposed Replacement Hospital is fully functional. The proposed project would be completed in two development phases over a four-year period between fall 2012 and winter 2015. In addition to the proposed project, two variants are being considered by the project sponsor: (1) The Off-Street Parking Variant would include the same development on the 835-845 Jackson Street project site as the proposed project; in addition, it would include off-street parking and an expanded engineering shop and storage space for Chinese Hospital at the existing Powell Street Parking Garage at 1140 Powell Street (APN 192/14). The Powell Street Parking Garage is located on Powell Street between Washington and Jackson Streets to the west of the project site. Under the Off-Street Parking Variant (i.e. garage variant), Chinese Hospital Association (the project sponsor) may either purchase the Powell Street Parking Garage or lease space in the garage on a long-term basis; and (2) The Hospital Façade Design Variant would have a different design for the Replacement Hospital's façade, compared to the proposed project; this variant would otherwise be identical in terms of development and building envelope to the proposed project. The project site is in the Chinatown Residential and Neighborhood Commercial (CRNC) Zoning District and a 65-N Height and Bulk District. The proposed project would require General Plan referral, General Plan amendments, Planning Code text and Zoning Map amendments to reclassify height and bulk limits and establish SUD boundaries, among other project approvals. The Draft EIR concluded that implementation of the proposed project and its two variants would result in

the following project-level and cumulative significant unavoidable environmental impacts: (1) Demolition of the original 1924 Chinese Hospital Building at 835 Jackson Street (i.e. 1924 MAB) under the proposed project would result in significant and unavoidable historic architectural resources impacts on an individual historic resource (the 1924 MAB) and on the NRHP/CRHR-eligible Chinatown historic district, both of which were identified as historic resources under the California Environmental Quality Act (CEQA); (2) Construction (i.e. design and development) of the proposed Replacement Hospital on the project site would result in a significant unavoidable historic architectural resources impact on the NRHP/CRHR-eligible Chinatown historic district; (3) Demolition of the 1924 MAB and construction of the Replacement Hospital under the proposed project would also result in a cumulatively considerable contribution to significant adverse impacts on the NRHP/CRHR-eligible Chinatown historic district; and (4) Construction of the proposed project would generate substantial levels of particulate matter or PM_{2.5} and other toxic air contaminants (TACs), including diesel particulate matter (DPM), that could substantially affect sensitive receptors and this would be a significant and unavoidable air quality-related health risk impact.

Preliminary Recommendation: No action is required. This hearing is for the purpose of receiving Planning Commission and public comment only.

11. 2011.0532T (A. STARR: (415) 558-6362)
USES, SIGNS, BUILDING FEATURES, FLOOR AREA RATIO, PARKING, AND COMPLIANCE IN SPECIFIED USE DISTRICTS - The Commission will consider a proposed Ordinance [BF 110548] amending the San Francisco Planning Code by repealing Sections 136.2, 136.3, 158, 187, 249.15, 263.2, 263.3, 602.25, 602.26, 607.3 and 607.4 and amending various other Code sections to as well as additional recommendations by Planning staff. Specifically, the proposed Ordinance would (1) increase the amount of principally permitted parking spaces for dwellings in RC-4 and C-3 Districts; (2) make off-street parking requirements in the Van Ness Special Use District and RC-3 Districts consistent with those of RC-4 Districts; (3) eliminate minimum parking requirements for the Chinatown Mixed Use Districts and North Beach Neighborhood Commercial Districts; (4) allow exceptions from required parking under specified circumstances; (5) amend the restrictions on off-street parking rates and extend them to additional zoning districts; (6) revise sign, awning, canopy and marquee controls in specified zoning districts; (7) increase the permitted use size for limited corner commercial uses in RTO and RM districts, and allow reactivation of lapsed limited commercial uses in R districts; (8) revise the boundaries of and modify parking and screening requirements in the Washington-Broadway and Waterfront Special Use Districts; (9) modify controls for uses and accessory uses in Commercial and Residential-Commercial Districts; (10) permit certain exceptions from exposure and open space requirements for historic buildings; and (11) modify conformity requirements in various use districts; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

(Continued from Regular Meeting of April 19, 2012)

NOTE: On October 20, 2011, although informational only and no action was required, the Commission continued this item to 12/15/11

NOTE: On December 15, 2011, following public testimony, the Commission continued the matter to 2/9/12 by a vote of (+7 -0).

NOTE: On February 9, 2012, following public testimony, the Commission continued the matter to 3/1/12 by a vote of (+6 -0).

NOTE: On March 1, 2012, following public testimony, the Commission took action on a portion of the Ordinance, referred to as Phase One (Clerical Modifications; TDRs; LCUs; Bike Parking; & Signs, Awnings, & Canopies) and continued the remainder of the Ordinance to two separate hearings: 4/5/12 and 4/12/12 by a vote of (+7 -0).

NOTE: On April 5, 2012, without hearing, the Commission continued the 4/5/12 the discussion and possible action to 4/19/12.

NOTE: On April 12, 2012, following public testimony, the Commission continued the discussion and possible action on a portion of the proposed Ordinance (Phase Two) to 5/3/12 by a vote of (+5 -1) and requested that the discussion and possible action of the remainder of the Ordinance (Phase Three) be continued to a later date. For this reason, staff is now requesting that the Phase Three discussion and possible action on the proposed Ordinance be continued to May 17.

12. 2011.0533Z (A. STARR: (415) 558-6362)
ZONING MAP AMENDMENTS – WASHINGTON-BROADWAY SPECIAL USE DISTRICT 1: WATERFRONT SPECIAL USE DISTRICT 2 AND 3: SPECIAL DISTRICTS FOR SIGN ILLUMINATION; AND SPECIAL DISTRICTS FOR SCENIC STREETS - The Commission will consider a proposed Ordinance [BF 110547] introduced by Supervisor Chiu concerning Sheets SU01, SS01 and SS02 of the San Francisco Zoning Map as well as additional recommendations by Planning staff. Specifically, the proposed Ordinance would amend the San Francisco Planning Code by 1) adding blocks and lots to the Washington-Broadway Special Use District 1; 2) adding blocks to the Waterfront Special Use District 2; 3) deleting blocks and add lots to the Waterfront Special Use District 3; 4) making the boundaries of the Special District for Sign Illumination on Broadway co-extensive with the Broadway Neighborhood Commercial District; 5) deleting the Van Ness Special District for Sign Illumination; and 6) adding The Embarcadero from Taylor Street to Second Street to the Special District for Scenic Streets; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.
 (Continued from Regular Meeting of May 3, 2012)
NOTE: On October 20, 2011, although informational only and no action was required, the Commission continued this item to 12/15/11
NOTE: On December 15, 2011, following public testimony, the Commission continued the matter to 2/9/12 by a vote of (+7 -0).
NOTE: On February 9, 2012, following public testimony, the Commission continued the matter to 3/1/12 by a vote of (+6 -0).
NOTE: On March 1, 2012, following public testimony, the Commission took action on the Embarcadero scenic sign issues and continued the remainder of the matter to 4/12/12 by a vote of (+5 -1); Commissioner Moore voted against and Commissioner Fong was recused.

13. 2011.1439DDD (A. STARR: (415) 558-6362)
2539 VALLEJO STREET – south side between Scott and Pierce Streets; Lot 022 in Assessor's Block 0561 – Staff and Neighbor Initiated Requests for Discretionary Review of Building Permit Application No. 2010.10.05.2357 proposing to extend the first and second floors approximately 13.5' into the rear yard and to construct a 1-story vertical addition set back approximately 26' from the front façade of the two-story-over-garage, single-family house within the RH-1 (Residential, House, Single-Family) Zoning District and 40-X Height and Bulk District.
 Staff Analysis: Full Discretionary Review
 Preliminary Recommendation: Take Discretionary Review and approve with revisions

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been

reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment

The first meeting of the Commission Secretary Search Sub-Committees (for both the Historic Preservation and Planning Commissions) is scheduled to be held on Wednesday, June 13, 2012 in the Offices of the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103.
For more information, please call the Commission Secretary at (415) 558-6407

SAN FRANCISCO PLANNING COMMISSION Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, May 24, 2012

10:00 AM

Regular Meeting

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Ron Miguel; Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Case reports and relevant materials are linked to the items on calendar at the above web site.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp
Or

View the broadcast live, Thursdays on Cable Channel 78.
And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

GOVERNMENT
DOCUMENTS
DEPT

MAY 17 2012

SAN FRANCISCO
PUBLIC LIBRARY

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sof@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvr/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

10:00 AM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Ron Miguel; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 2011.0939D (M. WOODS: (415) 558-6315)
1450 POST STREET - north side between Octavia and Gough Streets; Lots 053, 055 and 057 in Assessor's Block 0688 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317, of Building Permit Application No. 2011.08.10.2189 and 2011.08.10.2191, proposing to convert the building's authorized use from 93 units to 92 units within the RM-4 (Residential, Mixed, High Density) District and 50-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the application
(Proposed for Continuance to June 14, 2012)

B. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

C. REGULAR CALENDAR

- 2012.0706X (J. RAHAIM: (415) 558-6411)
101 FIRST STREET ("TRANSIT TOWER") - **Informational Presentation** - The project sponsor for the proposed project at 101 1st Street ("the Transit Tower") will provide an informational update to the Planning Commission regarding various aspects of the proposed project. The project includes a 1,070'-tall tower at the southeast corner of Mission and First Streets, consisting of approximately 1,350,000 gross square feet of office space, as well as retail and below-grade parking.
Preliminary Recommendation: Informational Only -- No Action
- 2007.0558E and 2008.0789E (S. JONES: (415) 575-9034)
TRANSIT CENTER DISTRICT PLAN AND TRANSIT TOWER - blocks generally bounded by Market, Steuart, and Folsom Streets, and a line east of Third Street. **Certification of Final Environmental Impact Report.** The Transit Center District Plan proposes new policies and controls for land use; building height and design; street network; historic preservation; and sustainability. The Plan would permit approximately six buildings with heights ranging from 700-1,000 feet. Associated Planning Code and Zoning Map amendments to implement the Plan are also proposed. The EIR analyzes at a project level the Transit Tower, a proposed 61-story, 1,070-foot-tall (including sculptural element) building with about 1.3 million square feet (sf) of office space, about 16,500 sf of retail, and subgrade loading and parking for about 300 vehicles (480 valet spaces). The Transit Tower project site is located at 425 Mission Street (a.k.a. 101 First Street) (Block 3720, Lot 009 (formerly Lot 001)), on the south side of Mission Street between First and

Fremont Streets, immediately north of the new Transit Center currently under construction.

NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on November 28, 2012. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.

4. 2007.0558EMTZU (J. SWITZKY: (415) 575-6815)
TRANSIT CENTER DISTRICT PLAN – Adoption Actions - The Planning Department is seeking to adopt and implement the Transit Center District Plan ("the Plan"). The result of a multi-year public and cooperative interagency planning process that began in 2007, the Plan is a comprehensive vision for shaping growth on the southern side of the Downtown to respond to and support the construction of the new Transbay Transit Center project, including the Downtown Rail Extension. In addition to laying out policy recommendations to accommodate additional transit-oriented growth, sculpt the downtown skyline, improve streets and open spaces, and expand protection of historic resources, the Plan would result in the potential to generate over \$575 million for public infrastructure, particularly the Downtown Rail Extension project. The planning process was initiated in 2007. Public workshops were held throughout 2007-2009 and a Draft Plan for Public Review was published in November 2009. In April 2012 the Planning Department published a Draft Plan Addendum. Adoption of the Plan will consist of the following actions below.
 - 4a. 2007.0558EMTZU (J. SWITZKY: (415) 575-6815)
TRANSIT CENTER DISTRICT PLAN – Adoption of California Environmental Quality Act (CEQA) Findings – Consideration of a Motion making CEQA Findings for actions in connection with the Transit Center District Plan. The CEQA Findings include a statement of overriding considerations; reasons for rejection of alternatives to the proposed Plan; and a mitigation monitoring program associated with the approval of the Transit Center District Plan.
Preliminary Recommendation: Approval
 - 4b. 2007.0558EMTZU (J. SWITZKY: (415) 575-6815)
TRANSIT CENTER DISTRICT PLAN - General Plan Amendments - Consideration of a Resolution amending the San Francisco General Plan pursuant to San Francisco Charter Section 4.105, Planning Code § 340(c) and § 306.3, including adding a new Transit Center District Sub-Area Plan to the Downtown Plan, and making related amendments to the Commerce and Industry Element, Recreation and Open Space Element, Urban Design Element, Transportation Element and revisions to the Land Use Index of the General Plan. This Resolution also includes General Plan consistency findings, Section 101.1 priority policy findings and environmental findings.
Preliminary Recommendation: Approval
 - 4c. 2007.0558EMTZU (J. SWITZKY: (415) 575-6815)
TRANSIT CENTER DISTRICT PLAN - Planning Code Text Amendments - Consideration of a Resolution amending the San Francisco Planning Code. Planning Code text amendments would revise controls including but not limited to those for land use, height and bulk, density, open space, parking, and impact fees; and make related amendments to the Planning Code necessary to implement the General Plan as proposed to be amended pursuant to the Transit Center District Plan. Code sections to be amended include § Sections 102.5, 102.9, 102.11, 123, 132.1, 136, 138, 151.1, 152.1, 155, 155.4, 156, 163, 201, 210.3, 215-226, 248, 260, 270, 272, 303, 309, 412.1, 427, 1103.1, and Appendices A, C, D and F of Article 11, and the addition of several new sections to Article 4. The Resolution also would recommendation to the Historic Preservation Committee that it support the

amendments to Article 11 and various appendices in relations to the New Montgomery-Second Street Conservation District
This Resolution also includes General Plan consistency findings, Section 101.1 priority policy findings, and environmental findings.
Preliminary Recommendation: Approval

- 4d. 2007.0558MTZU (P. LAVALLEY: (415) 575-9084)
BOUNDARY CHANGE TO THE NEW MONTGOMERY-SECOND STREET CONSERVATION DISTRICT - Request for Review and Comment on the Historic Preservation Commission recommendation to expand the New Montgomery-Second Street Conservation District to include twenty-six (26) additional properties, primarily along Mission, Natoma, and Howard Streets. The Commission's comments shall be forwarded to the Board of Supervisors and should address (i) the consistency of the proposed boundary change with the policies embodied in the General Plan and the priority policies of Section 101.1; (ii) identify any amendments to the General Plan necessary to facilitate adoption of the proposed boundary change; and, (iii) evaluate whether the proposed boundary change would conflict with the Sustainable Communities Strategy for the Bay Area. A requested expansion of the existing New Montgomery-Second Conservation District is recommended by the Planning Department in the Draft Transit Center District Plan and is supported by the Area Plan survey findings. The existing New Montgomery-Second Street Conservation District is designated pursuant to Appendix F of Article 11 of the Planning Code.
Preliminary Recommendation: Approval

- 4e. 2007.0558EMTZU (J. SWITZKY: (415) 575-6815)
TRANSIT CENTER DISTRICT PLAN - Zoning Map Amendments - Consideration of a Resolution amending the Zoning Map of the San Francisco Planning Code, pursuant to Planning Code § 302(c) and § 306.3. These include amendments to Sheets ZN01, HT01, SU01, and PD01 affecting all or part of the following Assessor's Blocks: 3706-3722 and 3735-3741. This Resolution also includes General Plan consistency findings, Section 101.1 priority policy findings, and environmental findings.
Preliminary Recommendation: Approval

- 4f. 2007.0558EMTZU (J. SWITZKY: (415) 575-6815)
TRANSIT CENTER DISTRICT PLAN - Administrative Code Amendments - Consideration of a Resolution to recommend amendments to the Administrative Code necessary to implement the Transit Center District Plan - These include amendments to Chapters 10E and 36 to incorporate the Transit Center District Plan into the monitoring and interagency framework regarding implementation of adopted area plans.
Preliminary Recommendation: Approval

- 4g. 2007.0558EMTZU (J. SWITZKY: (415) 575-6815)
TRANSIT CENTER DISTRICT PLAN - Program Implementation Document - Consideration of a Resolution to recommend approval of a Program Implementation Document - The Document provides an inventory of public improvements and a recommended funding program to implement these improvements. This document would guide the Board of Supervisors and Interagency Plan Implementation Committee in expending Plan-related revenues.
Preliminary Recommendation: Approval

5. 2012.0556X (M. SNYDER: (415) 575-6891)
401 HARRISON STREET (AKA ONE RINCON HILL - PHASE 2) - southeast corner of Harrison Street and First Street, Lots 022 in Assessor' Block 3765 - Request under Planning Code Sections 309.1, 825, and 827 for the authorization of a change in

previously approved conditions of approval to extend the performance period for one year for the second phase of a previously approved project that consists of a 450-foot tall building (exclusive of mechanical penthouse) with up to 299 dwelling units, and 19 off-street parking spaces. The first phase, which consists of a 550-foot tall building (exclusive of mechanical penthouse) and a podium building featuring townhouse units, parking and rooftop open space, has been completed. The second phase would be constructed on the vacant eastern most portion of the site. The property is within the RH DTR (Rincon Hill Downtown Residential Mixed Use) District with a 45/450-R Height and Bulk Designation.

Preliminary Recommendation: Approval with Conditions.

D. COMMISSIONERS' QUESTIONS AND MATTERS

6. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

E. DIRECTOR'S REPORT

7. Director's Announcements

- ##### **8. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.**

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment

SAN FRANCISCO PLANNING COMMISSION & RECREATION & PARK COMMISSION

Notice of Special Joint Meeting

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, May 24, 2012

3:00 PM

Special Meeting

GOV-INT
DOCUM DEPT

MAY 17 2012

SAN FRANCISCO
PUBLIC LIBRARY

PLANNING COMMISSION:

President: Rodney Fong
Vice-President: Cindy Wu
Commissioners: Michael J. Antonini; Gwyneth Borden;
Ron Miguel; Kathrin Moore; Hisashi Sugaya

RECREATION AND PARK COMMISSION:

President: Mark Buell
Vice President: Tom Harrison
Commissioners: Paige Arata, Gloria Bonilla,
Meagan Levitan, Allan Low, Larry Martin

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

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COMMUNICATIONS

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These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

3:00 PM _____

ROLL CALL:

PLANNING

COMMISSION: President: Rodney Fong
Vice-President: Cindy Wu
Commissioners: Michael J. Antonini; Gwyneth Borden;
Ron Miguel; Kathrin Moore; Hisashi Sugaya

RECREATION AND PARK

COMMISSION: President: Mark Buell
Vice President: Tom Harrison
Commissioners: Paige Arata, Gloria Bonilla,
Meagan Levitan, Allan Low, Larry Martin

A. SPECIAL CALENDAR:

NOTE: The Planning Commission and Recreation and Park Commission will hold one public hearing for the public to provide testimony on all items listed below, including consideration of whether to certify the EIR. Following the public hearing, the Planning Commission will consider action on (1) certifying the Final Environmental Impact Report; (2) adoption of findings under the California Environmental Quality Act ("CEQA"); (3) General Plan Referral; and (4) Request for Coastal Zone Permit. The Recreation and Park Commission will consider action on approving the project and adopting the Planning Commission's CEQA findings, including the MMRP and Improvement Measures.

1. 2010.0016E (D. LEWIS: (415) 575-9095)
BEACH CHALET ATHLETIC FIELDS RENOVATION - Certification of the Final Environmental Impact Report. The San Francisco Recreation and Parks Department is proposing to renovate the Beach Chalet Athletic Fields facility, an approximately 9.4-acre public sports field facility located at 1500 John F. Kennedy Drive, along the western edge of Golden Gate Park. The Athletic Fields currently include four grass turf athletic fields surrounded by an 8-foot-tall metal chain link fence, an approximately 25,320-square-foot, 50-space asphalt parking lot (including one disabled-accessible space), a restroom building, and a cargo container being used as a maintenance shed. The project would include replacing the existing grass turf fields with synthetic turf, installing field lighting, renovating the existing restroom building, installing player benches and seating, and completing other modifications for parking, circulation, and spectator amenities to improve the overall conditions of the facility and increase the amount of play time available on the athletic fields. With project implementation, the project site would remain in its current use as an athletic field complex within an urban park. The project site is located in a Public Use District, a Coastal Special Use District, and an Open Space Height and Bulk District.

NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on December 12, 2011.

Preliminary Recommendation: Certify the Final EIR
(Planning Commission Action)

2. 2010.0016E (G. CABREROS: (415) 558-6169)
BEACH CHALET ATHLETIC FIELDS RENOVATION - west end of Golden Gate Park bounded by John F. Kennedy Drive, Martin Luther King Drive and Great Highway; Lot 001 of Assessor's Block 1700 - **Adoption of Findings under the California Environmental Quality Act.** The project proposes to renovate the Beach Chalet Athletic Fields facility which includes replacing the existing grass turf fields with synthetic turf, installing field lighting, renovating the existing restroom building, installing player benches

and seating, and completing other modifications for parking, circulation, and spectator amenities to improve the overall conditions of the facility and increase the amount of athletic play time.

Preliminary Recommendation: Adopt California Environmental Quality Act Findings.
(Planning Commission Action)

3. 2010.0016R (N. HRUSHOWY: (415) 558-6471)
BEACH CHALET ATHLETIC FIELDS RENOVATION - west end of Golden Gate Park bounded by John F. Kennedy Drive, Martin Luther King Drive and Great Highway; Lot 001 of Assessor's Block 1700 - **General Plan Conformity Findings**. Pursuant to Section 4.105 of the Charter and Section 2A.53 of the Administrative Code of the City and County of San Francisco, recommending General Plan conformity findings for the renovation of the Beach Chalet Athletic Fields facility which includes replacing the existing grass turf fields with synthetic turf, installing field lighting, renovating the existing restroom building, installing player benches and spectator seating, and completing other modifications for parking, circulation and spectator amenities to improve the overall conditions of the facility and increase the amount of athletic play time, and making Planning Code Section 101.1(b) findings.
Preliminary Recommendation: Adopt a Resolution finding the project, on balance, in conformity with the General Plan.
(Planning Commission Action)
4. 2010.0016P (G. CABEROS: (415) 558-6169)
BEACH CHALET ATHLETIC FIELDS RENOVATION - west end of Golden Gate Park bounded by John F. Kennedy Drive, Martin Luther King Drive and Great Highway; Lot 001 of Assessor's Block 1700 - **Request for Coastal Zone Permit**, pursuant to Planning Code Section 330, to allow for the renovation of the Beach Chalet Athletic Fields facility which includes replacing the existing grass turf fields with synthetic turf, installing field lighting, renovating the existing restroom building, installing player benches and seating, and completing other modifications for parking, circulation, and spectator amenities to improve the overall conditions of the facility and increase the amount of athletic play time. The proposed project is located within the Local Coastal Zone, per Zoning Map Sheet CZ05, the P (Public) Zoning District and the OS (Open Space) Height and Bulk District. The project is not located within the coastal zone area appealable to the California Coastal Commission.
Preliminary Recommendation: Approve Coastal Zone Permit.
(Planning Commission Action)
5. 2010.0016P (D. MAUER: (415) 581-2542)
BEACH CHALET ATHLETIC FIELDS RENOVATION - west end of Golden Gate Park bounded by John F. Kennedy Drive, Martin Luther King Drive and Great Highway; Lot 001 of Assessor's Block 1700 - **Approving The Beach Chalet Athletic Fields Renovation Conceptual Plan And Making Findings, Including Findings Of Consistency With The Golden Gate Park Master Plan And Findings Under The California Environmental Quality Act (CEQA)**. The project proposes to renovate the Beach Chalet Athletic Fields facility which includes replacing the existing grass turf fields with synthetic turf, installing field lighting, renovating the existing restroom building, installing player benches and seating, and completing other modifications for parking, circulation, and spectator amenities to improve the overall conditions of the facility and increase the amount of athletic play time.
Preliminary Recommendation: Approve conceptual plan and adopt California Environmental Quality Act Findings.
(Recreation and Park Commission Action)

Adjournment



**SAN FRANCISCO
PLANNING DEPARTMENT**

**NOTICE
OF
CANCELLATION**

**SAN FRANCISCO
PLANNING COMMISSION**

**Regular Meeting
Thursday, May 31, 2012**

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for **Thursday, May 31, 2012**, has been cancelled. The next Regular Meeting of the Planning Commission will be held on **Thursday, June 7, 2012**.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT:	RODNEY FONG
VICE-PRESIDENT:	CINDY WU
COMMISSIONER:	MICHAEL J. ANTONINI
COMMISSIONER:	GWYNETH BORDEN
COMMISSIONER:	RON MIGUEL
COMMISSIONER:	KATHRIN MOORE
COMMISSIONER:	HISASHI SUGAYA

**DIRECTOR OF PLANNING,
COMMISSION SECRETARY,**

**JOHN RAHAIM
LINDA D. AVERY**

**GOVERNMENT
DOCUMENTS DEPT**

MAY 25 2012

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Planning
Information:
415.558.6377

CORRECTION SAN FRANCISCO PLANNING COMMISSION

**Notice
of**

Special Meeting

Commission Chambers - Room 400 **GOVERNMENT**
City Hall, 1 Dr. Carlton B. Goodlett Place **DOCUMENTS DEPT**

Thursday, June 7, 2012

JUN 07 2012

10:00 AM

President: ~~Ron Miguel~~ **Rodney Fong**

Vice-President: **Cindy Wu**

Commissioners: Michael J. Antonini; Gwyneth Borden; Ron Miguel
Kathrin Moore; Hisashi Sugaya

**SAN FRANCISCO
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Commission Secretary: Linda D. Avery

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Or

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And

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1650 MISSION STREET, 4TH FLOOR RECEPTION**

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10:00 AM _____

ROLL CALL: President: ~~Ron Miguel~~ Rodney Fong
Vice-President: Cindy Wu
Commissioners: Michael J. Antonini; Gwyneth Borden; Ron Miquel
Kathrin Moore; Hisashi Sugaya

A. SPECIAL CALENDAR:

1. Public Comments on matters to be considered for discussion in Closed Session.
2. Consider Adoption of Motion on Whether to Assert the Attorney-Client Privilege Regarding the Matters Listed Below as Conference With Legal Counsel - (San Francisco Administrative Code Section 67.10(d).)

THE PLANNING COMMISSION MAY GO INTO CLOSED SESSION TO DISCUSS THE FOLLOWING:

3. (W. WYCKO/K. GUY: (415) 575-9048/558-6163)
Conference with Legal Counsel - Pursuant to California Government Code Section 54956.9(a) and San Francisco Administrative Code Section 67.10(d) to discuss pending litigation and consideration of settlement proposals in Pacific Polk Properties, LLC, et al. v. City and County of San Francisco, et al., San Francisco Superior Court Case No. CGC-10-501886, which was filed on July 23, 2010, and California-Nevada Annual Conference of the United Methodist Church v. City and County of San Francisco, United States District Court (N.D. Cal.) Case No. CV-11-2338 CW, which was filed on May 11, 2011; both lawsuits challenge, among other things, the Planning Commissions' June 24, 2010 failure to certify a final environmental impact report and denial of a conditional use authorization for a proposed project at 1601 Larkin Street. (Marlena Byrne, Kristen Jensen and Tom Lakritz)

FOLLOWING THE CLOSED SESSION, THE PLANNING COMMISSION WILL RECONVENE IN OPEN SESSION.

4. Following the Closed Session, the Planning Commission in Open Session will report on any action taken during the Closed Session and will consider a motion regarding whether to disclose any part of the discussions during Closed Session.

Adjournment

**The first meeting of the Commission Secretary Search Sub-Committees (for both the Historic Preservation and Planning Commissions) is scheduled to be held on Wednesday, June 13, 2012 in the Offices of the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103.
For more information, please call the Commission Secretary at (415) 558-6407**

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, June 7, 2012

1:00 PM

Regular Meeting

President:
Vice-President:
Commissioners:

Rodney Fong
Cindy Wu
Michael J. Antonini; Gwyneth Borden; Ron Miguel;
Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

1:00 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Ron Miguel; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2004.0093E (I. NISHIMURA: (415) 575-9041)
SAN FRANCISCO OVERLOOK DEVELOPMENT RESIDENTIAL PROJECT – Public Hearing on the Draft Environmental Impact Report (EIR). Assessor's Block 2636, Lots 025 and 028; near the north end of Crestmont Drive, in the Forest Knolls neighborhood. The proposed project would involve new construction of 12 two-unit buildings and a 10-unit townhouse building, for a total of 34 dwelling units, and 68 parking spaces within the 13 buildings on an undeveloped, approximately 63,890-square-foot, steeply-sloped site. An approximately 680-foot long, 20-foot-wide private, paved, east-west-aligned street would be constructed from Crestmont Drive in order to provide access to the dwelling units. The heights of the proposed buildings would range from 16 feet to 40 feet high. The project site is within an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District. The proposed project would require Conditional Use Authorization for a Planned Unit Development.
NOTE: Written comments will be accepted at the Planning Department until 5 p.m. on June 19, 2012.
Preliminary Recommendation: No action required.
(Proposed for Continuance to June 14, 2012)
2. 2012.0522TZ (A. STARR: (415) 558-6362)
SAN FRANCISCO PLANNING CODE AND ZONING MAP AMENDMENTS – Proposed amendments to the San Francisco Planning Code and Zoning Map to create three new named Neighborhood Commercial Districts in the City's Sunset Neighborhood and to amend the Trade Shop definition in the Planning Code [Board File No. 12-0241] Ordinance introduced by Supervisor Chu amending the San Francisco Planning Code by: 1) adding Section 739.1 to establish the Outer Sunset Commercial Cluster 1 Neighborhood Commercial District that includes currently zoned NC-2 Noriega Street from 19th through 27th and 30th through 33rd Avenues; 2) adding Section 740.1 to establish the Outer Sunset Commercial Cluster 2 Neighborhood Commercial District that includes currently zoned NC-1 Taraval Street from 40th through 41st Avenues and from 45th through 47th Avenues, Noriega Street from 38th through 39th and 44th through 47th Avenues, Judah Street from 27th through 29th, 38th through 40th, and 44th through 47th Avenues, and Irving Street from 40th through 41st and 45th through 46th Avenues; 3) adding Section 741.1 to establish the Outer Sunset Linear Streets Neighborhood Commercial District that includes currently zoned NC-2 Taraval Street from 19th through 36th Avenues, Judah Street from 29th through 33rd Avenues, and Irving Street from 19th through 27th Avenues; 4) amending Section 724.124 (trade shops) to allow catering, remove horsepower limitations, and allow wholesaling, manufacturing and processing as an accessory use for up to two-thirds of the gross floor area; 5) amending Zoning Map Sheet ZN05 to include the new Neighborhood Commercial Districts; and 6) making environmental findings, Planning Code Section 302 findings, and findings of consistency with General Plan and the Priority Policies of Planning Code Section 101.1.
Preliminary Recommendation: Approval with modifications
(Proposed for Continuance to June 14, 2012)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

3. Consideration of Adoption:
 - Draft Minutes of Regular Meeting of May 10, 2012
 - Draft Minutes of Regular Meeting of May 17, 2012
 - Draft Minutes of Special Meeting of May 24, 2012
4. Commission Comments/Questions
 - **Inquiries/Announcements**. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - **Future Meetings/Agendas**. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

5. Director's Announcements
6. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.
7. (K. GUY: (415) 558-6163)
1601 LARKIN STREET - Informational Item Updating the Commission on Current Project Design and Structural Report for Existing Building: The proposed project would demolish an existing vacant church structure and surface parking lot at the northwest corner of Larkin and Clay Streets and construct a new six-story over basement building containing 27 dwelling units and 29 off-street parking spaces. On June 24, 2010, the Commission disapproved a Conditional Use authorization for a proposed project on this site. The design of the project has now been modified."

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

8. **2012.0352T** (K. HADDADAN: (415) 575-9068)
AMENDMENTS FOR REQUIREMENTS ON PRIVATELY-OWNED OPEN SPACES SIGNAGE - The proposed Ordinance would initiate amendments to the San Francisco Planning Code by 1) amending Sections 135(h)(4), 135.3(g), and 138 (i) to impose additional signage requirements for privately owned publicly-accessible open spaces; 2) amending Section 603(k) to make a conforming amendment; and 3) making environmental findings, Planning Code Section 302 findings, and findings of consistency with General Plan and Planning Code Section 101.1.
Preliminary Recommendation: Approval with modifications

9. 2008.0762M (R. CRAWFORD: (415) 558-6358)
835-845 JACKSON STREET - south side between Powell and Stockton Streets, Lot 041 of Assessor's Block 0192 - **Consideration of a Resolution of Intent to Initiate Amendments to Policy 1.2 and "Map 1 – Generalized Height Plan" within the Chinatown Area Plan.** The requested action is associated with Chinese Hospital Replacement project to demolish the existing Medical Office Building and construct a new seven-story hospital building. The project lies within the CRNC, Chinatown Residential Neighborhood Commercial Zoning District, and a 65-N Height and Bulk District
Preliminary Recommendation: Initiate General Plan Amendments.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment

The first meeting of the Commission Secretary Search Sub-Committees (for both the Historic Preservation and Planning Commissions) is scheduled to be held on Wednesday, June 13, 2012 in the Offices of the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103.
For more information, please call the Commission Secretary at (415) 558-6407



SAN FRANCISCO PLANNING DEPARTMENT

May 10, 2012

PUBLIC NOTICE

Rescheduled Planning Commission Hearing on the Draft Environmental Impact Report and Extension of the Public Comment Period for Planning Department Case No. 2004.0093E: San Francisco Overlook Development Residential Project

A Notice of Availability of a Draft Environmental Impact Report (EIR) and the Draft EIR for the above case were published and distributed on May 2, 2012. This is a notice that the Draft EIR hearing before the Planning Commission has been rescheduled from June 7, 2012 to **June 14, 2012**. Please take note of this changed Planning Commission hearing date of **June 14, 2012**.

The Planning Commission meeting is in Room 400, City Hall, 1 Dr. Carlton B. Goodlett Place. (Call (415) 558-6422 the week of the hearing for a recorded message giving a more specific time.)

In addition, the public comment period has been extended to 5:00 p.m. on **June 19, 2012**. Written comments should be addressed to Bill Wycko, Environmental Review Officer, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103. Comments received at the public hearing and in writing will be responded to in a Draft EIR Comments and Responses document.

The Draft EIR is available for public review and comment on the Planning Department's Negative Declarations and EIRs Web page (<http://tinyurl.com/sfceqadocs>).

If you have questions about the environmental review of the proposed project or the rescheduled Planning Commission hearing for the Draft EIR and/or the one-day extension of the submittal of written comments, please call Irene Nishimura at (415) 575-9041, or e-mail Irene.nishimura@sfgov.org.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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**SAN FRANCISCO
PLANNING COMMISSION
Notice of Meeting
&
Calendar**

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, June 14, 2012
12:00 PM
Regular Meeting**

President: Rodney Fong
Vice-President: Cindy Wu
Commissioners: Michael J. Antonini; Gwyneth Borden; Ron Miguel;
Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Case reports and relevant materials are linked to the items on calendar at the above web site.

*View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp
Or*

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

**THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION**

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These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Ron Miguel; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2011.1344C (B. BENDIX: (415) 575-9114)
101 6th STREET - southeast corner of the intersection of 6th and Mission Streets, Lot 081 in Assessor's Block 3725 - **Request for Conditional Use Authorization** under Planning Code Sections 186.1 and 303 to intensify a non-conforming entertainment use (d.b.a. Monarch). The proposal will expand the entertainment use to the basement of the approximately 3,111 square-foot bar and extend hours of operation for both the bar and entertainment use from 2AM to 4AM daily. The proposal does not include any increase to the existing building envelope or changes to the façade. The use is not identified as a formula retail use. The project is located within the SoMa NCT (South of Market Neighborhood Commercial Transit) Zoning District and an 85-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to June 28, 2012)
2. 2012.0527D (B. BENDIX: (415) 575-9114)
1340 NATOMA STREET - west side between 14th and 15th Streets, Lot 065 in Assessor's Block 3548 - **Mandatory Discretionary Review** pursuant to Planning Code Section 317, of Building Permit Application No. 2007.12.17.0620, proposing the demolition of a two-story, single-family dwelling, located in the UMU (Urban Mixed Use) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
(Proposed for Continuance to June 28, 2012)

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

3. 2011.1285C (D. VU: (415) 575-9120)
2641- 2645 LINCOLN WAY - south side between 27th and 28th Avenues; Lot 048 in Assessor's Block 1723 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 209.3(j) and 303 to allow the use of a religious facility (San Fran Dhammaram) within an existing two-family dwelling in an RH-1(D) (Residential, House – One-Family Detached Dwelling) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

4. 2012.0205C (A. PUTRA: (415) 575-9079)
4149 18th STREET - southeast corner of 18th and Collingwood Streets, Lot 041 in Assessor's Block 2695 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 715.48 and 303 to allow an "other entertainment" use within an existing bar (d.b.a. The Edge) located in the Castro Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
5. 2011.0939D (M. WOODS: (415) 558-6315)
1450 POST STREET - north side between Octavia and Gough Streets; Lots 053, 055 and 057 in Assessor's Block 0688 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317, of Building Permit Application Nos. 2011.08.10.2189 and 2011.08.10.2191, proposing to convert the building's authorized use from 93 units to 92 units by merging two adjacent residential units into a single unit within the RM-4 (Residential, Mixed, High Density) District and 50-X Height and Bulk District. The subject building is known as "The Carlisle."
Preliminary Recommendation: Do not take Discretionary Review and approve
(Continued from Regular Meeting of May 24, 2012)

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.
9. (S. DENNIS PHILLIPS: (415) 558-6314)
RESIDENTIAL PIPELINE - **Informational Item** - Updating the Commission on the Residential Pipeline Form - A new attachment will be included in all residential cases submitted to the Planning Commission on or after June 14th. This attachment will summarize the City's achievements in meeting housing needs during the present current Housing Element reporting period.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR

10. 2011.1401M (L. LANGLOIS: (415) 575-9083)
2012 COMMUNITY SAFETY ELEMENT – CONSIDERATION OF ADOPTING A RESOLUTION AMENDING THE GENERAL PLAN - Pursuant to Planning Code Section 340, the Planning Commission will consider adopting amendments to the General Plan, including adopting the 2012 Community Safety Element, making Planning Code Section 101.1 findings, and recommending that the Board of Supervisors adopt an Ordinance approving the amendments.
Preliminary Recommendation: Approval
11. 2012.0522TZ (A. STARR: (415) 558-6362)
CREATE THREE NEW NAMED NEIGHBORHOOD COMMERCIAL DISTRICTS IN THE CITY'S SUNSET NEIGHBORHOOD AND AMEND THE TRADE DEFINITION IN THE PLANNING CODE - The Commission will consider **Amendments to the San Francisco Planning Code and Zoning Map to create three new named Neighborhood Commercial Districts in the City's Sunset Neighborhood and to amend the Trade Shop definition in the Planning Code [Board File No. 12-0241]** Ordinance introduced by Supervisor Chu amending the San Francisco Planning Code by: 1) adding Section 739.1 to establish the Outer Sunset Commercial Cluster 1 Neighborhood Commercial District that includes currently zoned NC-2 Noriega Street from 19th through 27th and 30th through 33rd Avenues; 2) adding Section 740.1 to establish the Outer Sunset Commercial Cluster 2 Neighborhood Commercial District that includes currently zoned NC-1 Taraval Street from 40th through 41st Avenues and from 45th through 47th Avenues, Noriega Street from 38th through 39th and 44th through 47th Avenues, Judah Street from 27th through 29th, 38th through 40th, and 44th through 47th Avenues, and Irving Street from 40th through 41st and 45th through 46th Avenues; 3) adding Section 741.1 to establish the Outer Sunset Linear Streets Neighborhood Commercial District that includes currently zoned NC-2 Taraval Street from 19th through 36th Avenues, Judah Street from 29th through 33rd Avenues, and Irving Street from 19th through 27th Avenues; 4) amending Section 790.124 (trade shops) to allow catering, remove horsepower limitations, and allow wholesaling, manufacturing and processing as an accessory use for up to two-thirds of the gross floor area; 5) amending Zoning Map Sheet ZN05 to include the new Neighborhood Commercial Districts; and 6) making environmental findings, Planning Code Section 302 findings, and findings of consistency with General Plan and the Priority Policies of Planning Code Section 101.1.
Preliminary Recommendation: Approval with modifications
(Continued from Regular Meeting of June 7, 2012)
12. 2004.0093E (I. NISHIMURA: (415) 575-9041)
SAN FRANCISCO OVERLOOK DEVELOPMENT RESIDENTIAL PROJECT - Public Hearing on the Draft Environmental Impact Report (EIR). Assessor's Block 2636, Lots 025 and 028; near the north end of Crestmont Drive, in the Forest Knolls neighborhood. The proposed project would involve new construction of 12 two-unit buildings and a 10-unit townhouse building, for a total of 34 dwelling units, and 68 parking spaces within the 13 buildings on an undeveloped, approximately 63,890-square-foot, steeply-sloped site. An approximately 700-foot long, 20-foot-wide private, paved, east-west-aligned street would be constructed from Crestmont Drive in order to provide access to the dwelling units. The heights of the proposed buildings would range from 16 feet to 40 feet high. The project site is within an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District. The proposed project would require Conditional Use Authorization for a Planned Unit Development.
NOTE: Written comments will be accepted at the Planning Department until 5 p.m. on June 19, 2012.
Preliminary Recommendation: No action required.
(Continued from Regular Meeting of June 7, 2012)

13. 2011.1372C (T. WANG: (415) 558-6335)
3901 24TH STREET - on the southwest corner of 24th and Sanchez Streets, Lot 001 in Assessor's Block 6508 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 728.49, to convert a vacant ground floor commercial space into a financial service (d.b.a. First Republic Bank) within the 24th Street - Noe Valley Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of May 17, 2012)
14. 2012.0206C (M. SMITH: (415) 558-6322)
2299 MARKET STREET - south side of the intersection of Market, Noe, and 16th Streets, Lot 091 in Assessor's Block 3564 - **Request for Conditional Use Authorization** - pursuant to Planning Code Sections 721.21, 721.49 and 303 to establish a 3,314 square-foot bank (d.b.a. "Bank of the West") in the ground floor commercial space of a newly constructed mixed-use building that is currently under construction. The bank would offer ATM service in an area that is recessed from the sidewalk. The subject property is located within the Upper Market Street Neighborhood Commercial District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
15. 2012.0084DD (M. WOODS: (415) 558-6315)
2735 - 2737 BAKER STREET - **Requests for Discretionary Review** of Building Permit Application No. 2011.10.27.7765S, proposing to construct a one-story horizontal addition at the rear of the two-story over garage two-unit building. The proposed project also includes reconfiguring the existing two-unit layout while maintaining the same number of units, within the RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve as revised
(Continued from Regular Meeting of May 10, 2012)
NOTE: On May 10, 2012, following public testimony, the Commission continued the matter to June 14, 2012 by a vote of (+6 -0). Commissioner Sugaya was absent. The Public Hearing remains open.
- 16a. 2012.0039D (B. FU: (415) 558-6613)
318 ARLETA AVENUE - north side between Elliot and Delta Streets, Lot 058 in Assessor's Block 6233 - **Mandatory Discretionary Review** pursuant to Planning Code Section 317, of Building Permit Application No. 2012.0411.8068, proposing the demolition of a two-story, two-family dwelling, located in the RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
- 16b. 2012.0157D (B. FU: (415) 558-6613)
318 ARLETA AVENUE - north side between Elliot and Delta Streets, Lot 058 in Assessor's Block 6233 - **Mandatory Discretionary Review** pursuant to Planning Code Section 317, of Building Permit Application No. 2012.0411.8076, proposing the construction of a new two-story, single-family dwelling, located in the RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
17. 2012.0577D (C. TEAGUE: (415) 575-9081)
264 DORE STREET - west side between Harrison and Bryant Streets; Lot 046 in Assessor's Block 3525 - **Request for Discretionary Review** of Building Permit Application No. 2012.01.27.3062, proposing to construct a two-story automobile repair

garage on the existing vacant property within the SLI (Service/Light Industrial) Zoning District, the Western SoMa Special Use District, and 40-X Height and Bulk District.

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do not take Discretionary Review and approve

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- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment

**SAN FRANCISCO
PLANNING COMMISSION
Notice of Meeting
&
Calendar**

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, June 21, 2012
12:00 PM
Regular Meeting**

GOVERNMENT
DOCUMENTS DEPT

JUN 15 2012

SAN FRANCISCO
PUBLIC LIBRARY

President: Rodney Fong
Vice-President: Cindy Wu
Commissioners: Michael J. Antonini; Gwyneth Borden; Ron Miguel;
Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Ron Miguel; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

1. 2011.1232C (A. HOLLISTER: (415) 575-9078)
1401 POLK STREET - intersection of Polk and Pine Streets; Lot 004 in Assessor's Block 0646 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 723.44 and 303, to establish a Restaurant Use (D.B.A. Fresh Spin by Lefty O'Doul's) within the Polk Street Neighborhood Commercial Zoning District and an 80-A Height and Bulk District
Preliminary Recommendation: Approval with Conditions
2. 2011.1182C (M. STAHLHUT: (415) 575-9116)
1745 MARKET STREET - bounded by Market, Valencia, McCoppin, and Hwy 101, Lot 003 in Assessor's Block 3503 - **Request for Conditional Use Authorization** under Planning Code Sections 731.83 and 303 for a proposed wireless telecommunications service facility operated by AT&T Mobility. The facility would consist of up to nine antennas located on the face of an existing commercial and residential building with equipment located inside the building. The facility is proposed on a Location Preference 5 (Preferred Location Site) within the NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District and an 85-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Commission Comments/Questions
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. DIRECTOR'S REPORT

4. Director's Announcements

5. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.
6. 2012.04531 (S. YOUNG: (415) 558-6346)
1414 VAN NESS AVENUE - southeast corner of Van Ness Avenue and Austin Street; Lot 009 in Assessor's Block 0667 - **Report on Miami Ad School San Francisco's Abbreviated Institutional Master Plan (IMP)**, pursuant to Planning Code Section 304.5. Miami Ad School's Abbreviated IMP (San Francisco location) contains information on the nature and history of the institution, the location and development plans within the RC-4 (Residential-Commercial, High Density) Zoning District, the Van Ness Special Use District, Van Ness Automotive Special Use District, and 130-V Height and Bulk District. This is Miami Ad School's second Abbreviated IMP and it provides information for the proposed relocation of the school's San Francisco campus from its current location at 415 Jackson Street to 1414 Van Ness Avenue. The Abbreviated IMP is available for viewing on the Planning Department's website (from www.sfplanning.org click "Publications & Reports" and then "Institutional Master Plans"). The establishment of the Miami Ad School at 1414 Van Ness Avenue will require Conditional Use authorization, which will be considered at a future Planning Commission hearing.
Preliminary Recommendation: Informational presentation, no action required.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

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F. REGULAR CALENDAR

7. 2011.1056C (S. YOUNG: (415) 558-6346)
22 PEACE PLAZA SUITES 400 - 410 (LOCATED WITHIN THE INTERIOR OF JAPAN CENTER EAST MALL) - north side of Geary Boulevard between Laguna and Webster Streets; Lot 027 in Assessor's Block 0700 - **Request for Conditional Use Authorization** under Sections 249.31, 303, and 712.21 of the Planning Code to legalize a use size that exceeds 6,000 square feet of floor area with the merger of ground floor commercial tenant space Suite 400 (a 2775 square-foot retail variety store d.b.a. Daiso Japan established at the current location since July 2009) with Suite 410 (once vacant 5,606 square-foot commercial tenant space previously occupied by Genji Antiques until March 2010) within the NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District, Japantown Special Use District, and a 50-X Height and Bulk District. The expanded space currently contains 8,381 square feet of floor area.
Preliminary Recommendation: Approval with Conditions
8. 2011.0419C (A. PUTRA: (415) 575-9079)
2543 NORIEGA STREET - southeast corner of Noriega Street and 33rd Avenue; Lot 010 in Assessor's Block 2069 - **Request for Conditional Use Authorization**, pursuant to Planning Code Section Sections 711.83 and 303 to establish a wireless telecommunications service facility operated by AT&T Mobility. The facility would consist of 11 roof-mounted panel antennas and associated equipment cabinets located within a two-story commercial building. The facility is proposed on a Location Preference Two Site (Preferred Location – Co-location Site) within an NC-2 (Neighborhood Commercial, Small-scale) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

9. (M. LUELLEN: (415) 558-6478)
CENTRAL MARKET ECONOMIC STRATEGY - Informational Presentation - An informational update to the Planning Commission regarding various aspects of the recently completed action plan. The Strategy's purpose is to prioritize the economic development activities to be carried out in the district by public sector agencies, private sector and philanthropic investors, and nonprofit organizations.
Preliminary Recommendation: Information Only - No Action
10. (J. SWITZKY: (415) (575-6815)
CENTRAL CORRIDOR PLAN - Informational update - on the planning process to create an integrated community vision for the Central Subway corridor in the South of Market area - The Plan area is generally bounded by Market, Townsend, 2nd and 6th Streets. This update will discuss the draft preferred land use and height scenarios, historic preservation strategy, public realm improvement concepts, sustainability planning, and financial analysis, as well as project timing and next steps. Additional information is available at <http://centralcorridor.sfpplanning.org>.
Preliminary Recommendation: Information Only - No Action
11. 2011.0206T (A. RODGERS: (415) 558-6395)
PLANNING CODE AMENDMENTS RELATED TO THE CREATION OF A DEFINITION OF STUDENT HOUSING - Amendments to the Planning Code Sections 102.36, 135(d)(2), 207.6(B)(3), 307(j), 317(b)(1), 317(f)(1), and 401 - Establishing a definition of Student Housing, modifying open space requirements for dwellings less than 350 square feet plus bathroom, modifying unit mix requirements for Student Housing, monitoring conversion of Student Housing to housing, and prohibiting the conversion of housing to Student Housing; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1. This item was heard by the Board of Supervisors' Land Use Committee on March 27, 2012, and based on amendments introduced by Supervisor Wiener, was referred to the Planning Commission for further review.
Preliminary Recommendation: Approval with Modifications
(Continued from Regular Meeting of May 17, 2012)
12. 2012.0737U (T. FRYE: (415) 575-6822)
AMENDMENTS RELATED TO MILLS ACT PROCEDURES & FEES - Review and Comment on the proposed amendments to Chapter 71 of the Administrative Code introduced by Supervisor Scott Wiener on May 15, 2012 to add limitations on properties that are eligible; to add application deadlines; to add a time limit for receipt of the Assessor-Recorder's Report; to require a standard form contract; to require monitoring reports from the Planning Department and the Assessor-Recorder's Office; and to reduce the application fees associated with Mills Act Contracts.
Preliminary Recommendation: Approval

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Adjournment

SAN FRANCISCO PLANNING COMMISSION Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, June 28, 2012

12:00 PM

Regular Meeting

GOVERNMENT
DOCUMENTS DEPT

JUN 22 2012

President:
Vice-President:
Commissioners:

Rodney Fong
Cindy Wu
Michael J. Antonini; Gwyneth Borden; Ron Miguel;
Kathrin Moore; Hisashi Sugaya

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Commission Secretary: Linda D. Avery

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Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

1:30 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Ron Miguel; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2011.0148E (D. LEWIS: (415) 575-9095)
MINNIE AND LOVIE WARD PLAYFIELDS RENOVATION - 650 CAPITOL AVENUE - intersection of Capitol and Montana Avenues; Lot 1 in Assessor's Block 7068 - **Appeal of a Preliminary Mitigated Negative Declaration**. The San Francisco Recreation and Park Department is proposing to renovate this 6.1-acre public sports facility, involving the replacement of grass playfields with synthetic turf and the installation of twelve 60- to 80-foot-tall light standards. The project would also include the following: replacement of bleachers; replacement of the metal chain link fence with black vinyl fence; replacement of baseball backstops and dugout areas; installation of new spectator amenities; improvement of pedestrian walkway and other infrastructure; and removal and replacement of up to 21 on-site trees. The project site is located in a Public Use District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Uphold the Preliminary Mitigated Negative Declaration
 (Continued from Regular Meeting of March 22, 2012)
(Proposed for Continuance to July 12, 2012)
2. 2012.0211D (G. CABREROS: (415) 558-6169)
2764 GREENWICH STREET - north side between Broderick and Baker Streets; Lot 053 in Assessor's Block 0939 - **Request for Discretionary Review** of Building Permit Application No. 2010.03.24.8854 proposing to construct front and rear horizontal additions and a vertical addition to the existing three-story, single-family dwelling within the RH-2 (Residential, House, Two-Family) Zoning District and the 40-X Height and Bulk District.
 Staff Analysis: Pending
 Preliminary Recommendation: Pending
(Proposed for Continuance to September 20, 2012)

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

3. 2012.0041B (R. SUCRÉ: (415) 575-9108)
444 De HARO STREET - located on the southwest corner of 17th and De Haro Streets, Lot 001 in Assessor's Block 3979 - **Request for an Office Development Authorization** under Planning Code Section 321 and 803.9(c) for approximately 90,500 square feet on the first and second floors within the UMU (Urban Mixed Use) Zoning District and a 48-X Height and Bulk District.
 Preliminary Recommendation: Approval with Conditions

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Commission Comments/Questions
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. DIRECTOR'S REPORT

5. Director's Announcements
6. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR

7. 2011.0744C (K. GUY: (415) 558-6163)
MARKET AND OCTAVIA AREA PLAN - "PARCEL P" (no address assigned) - lot bounded by Octavia Boulevard, Oak Street, Laguna Street, and Hickory Street, Lot 023 of Assessor's Block 0831 - **Request for Conditional Use Authorization to 1)** Allow development on a lot exceeding 10,000 square feet, **2)** Allow residential density exceeding one dwelling unit per 600 square feet of lot area within the RTO District; and, **3)** Approve a Planned Unit Development, with specific modifications of Planning Code regulations regarding off-street loading, rear yard, open space configuration, bay window dimensions, and height measurement, within the Hayes-Gough Neighborhood Commercial Transit District, the Residential Transit-Oriented Neighborhood District, and the 40-50-X Height and Bulk District. The proposal is to demolish an existing surface parking lot and construct a new development reaching a maximum height of five stories, containing approximately 182 dwelling units, 3,800 square feet of ground floor commercial uses, and 91 off-street parking spaces within an underground garage. Preliminary Recommendation: Approval with Modifications
Preliminary Recommendation: Approval with Conditions
8. 2011.1344C (B. BENDIX: (415) 575-9114)
101 6th STREET - southeast corner of the intersection of 6th and Mission Streets, Lot 081 in Assessor's Block 3725 - **Request for Conditional Use Authorization** under Planning Code Sections 186.1 and 303 to intensify a non-conforming entertainment use (d.b.a. Monarch). The proposal will expand the entertainment use to the basement of the approximately 3,111 square-foot bar and extend hours of operation for both the bar and entertainment use from 2AM to 4AM daily. The proposal does not include any increase to the existing building envelope or changes to the façade. The use is not identified as a formula retail use. The project is located within the SoMa NCT (South of Market Neighborhood Commercial Transit) Zoning District and an 85-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of June 14, 2012)

- 9a. 2012.0527D (B. BENDIX: (415) 575-9114)
1340 NATOMA STREET - west side between 14th and 15th Streets; Lot 065 in Assessor's Block 3548 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Demolition Permit Application No. 2012.06.12.2372, proposing to demolish a two-story with attic, one-unit residential building within a UMU (Urban Mixed Use) Zoning District and 40-X Height and Bulk District.
Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve
(Continued from Regular Meeting of June 14, 2012)
- 9b. 2012.0739D (B. BENDIX: (415) 575-9114)
1340 NATOMA STREET west side between 14th and 15th Streets; Lot 065 in Assessor's Block 3548 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Building Permit Application No. 2012.06.12.2368, proposing to construct a new four-story, three-unit residential building within a UMU (Urban Mixed Use) Zoning District and 40-X Height and Bulk District.
Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve
(Continued from Regular Meeting of June 14, 2012)
10. 2011.0116D (S. YOUNG: (415) 558-6346)
1490 FRANCISCO STREET - northeast corner of Francisco and Octavia Streets; Lot 020 in Assessor's Block 0472 - **Request for Discretionary Review** of Building Permit Application No.2010.12.06.6199, proposing to (1) legalize the existing roof deck (approximately 27 feet wide by 12 feet deep) located above the one-story garage; (2) add a new deck (approximately 23 feet wide by 15 feet deep) on the roof of the four-story, 12-unit apartment building; and (3) add new and modify existing fire escapes / pathways to meet the current Fire Code requirements for the proposed roof decks (which will have 42" high open railing around their perimeters)) in the RH-3 (Residential House, Three-Family) Zoning District and a 40-X Height and Bulk District.
Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve
11. 2012.0665T (A. STARR: (415) 558-6362)
MECHANICAL CAR WASH FACILITIES ON 19TH AVENUE - The Planning Commission will consider an Ordinance that would amend the Planning Code by adding Section 187.2 to permit existing gasoline and service stations located on 19th Avenue to provide a mechanical car wash on the same site and making environmental findings and findings of consistency with the General Plan.
Preliminary Recommendation: Approval with Modifications
12. 2012.0604T (K. HADDADAN: (415) 575-9068)
REQUIREMENTS FOR HOUSING PRESERVATION AND PRODUCTION - The Planning Commission will consider an Ordinance amending the San Francisco Planning Code by: 1) adding Article 5 to implement San Francisco's housing preservation and production policies and goals, including a "Housing Dashboard" report; and 2) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1. The Commission will also consider modifications recommended by staff.
Preliminary Recommendation: Approval with Modifications

13. 2012.0237U (K. HADDADAN: (415) 575-9068)
BUILDING CODE AMENDMENT - DEFINITION OF EFFICIENCY UNIT - Ordinance amending the San Francisco Building Code Section 1208.4 to reduce the square footage requirement for Efficiency Dwelling Units pursuant to Section 17968.1 of the California Health and Safety Code; and make environmental findings.
Preliminary Recommendation: None. Informational
14. (D. ALUMBAUGH: (415) 558-6601)
ENVIRONMENTAL JUSTICE PLANNING GRANTS - Update on the Cesar Chavez East Community Design Plan and the Chinatown Broadway Street Design Project. The San Francisco Planning Department was awarded two \$250,000 planning grants from the Caltrans Environmental Justice: Context Sensitive Planning program. The projects incorporated innovative public stakeholder participation to develop urban design concepts to address environmental justice along major corridors.
15. 2012.0777U (I. SALVADORI: (415) 575-9086)
CESAR CHAVEZ EAST COMMUNITY DESIGN PLAN - a community-based concept design for the eastern portion of Cesar Chavez Street that promotes safety, comfort and accessibility to all modes of transportation. This update will include an overview of the outreach process and will illustrate designs for the corridor between Hampshire and Illinois Street. Additional information is available at <http://CCE.sfplanning.org>
Preliminary Recommendation: None. Informational
16. 2012.0071U (L. LANGLOIS: (415) 575-9083)
CHINATOWN BROADWAY STREET DESIGN PROJECT - an interagency effort in partnership with the Chinatown Community Development Center to develop a community-based vision to improve pedestrian conditions along Broadway from Columbus Avenue to the Broadway Tunnel. This update will include an overview of the community planning process and the proposed street design. Additional information is available at <http://broadway.sfplanning.org>
Preliminary Recommendation: None. Informational

5:00 PM

G. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

H. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

17. 2004.0557E (N. TURRELL: (415) 575-9047)
1601 LARKIN STREET - northwest corner at Clay Street, Lot 006 of Assessor's Block 0620] - Certification of the Final Environmental Impact Report -The proposed project would involve demolition of an existing vacant church and surface parking lot and construct a new 6-story over basement building containing 27 dwelling units and 29 off-street parking spaces. On June 24, 2010, the Planning Commission did not certify the EIR for a proposed project on this site. The EIR now analyzes that project and a variant.
NOTE: The public hearing on the Draft EIR is closed. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment category for closed items on the Commission calendar.
Preliminary Recommendation: Certify the Final EIR

I. REGULAR CALENDAR

- 18a. 2012.0611CEV (K. GUY: (415) 558-6163)
1601 LARKIN STREET - northwest corner at Clay Street, Lot 006 of Assessor's Block 0620 - **Adoption of Findings under the California Environmental Quality Act.** The project proposes to demolish an existing vacant church and surface parking lot and construct a new 6-story over basement building containing 27 dwelling units and 29 off-street parking spaces, within the RM-3 (Residential, Mixed, Medium Density) District, and the 65-A Height and Bulk District
- 18b. 2012.0611CEV (K. GUY: (415) 558-6163)
1601 LARKIN STREET - northwest corner at Clay Street, Lot 006 of Assessor's Block 0620 - **Request for Conditional Use Authorization** to allow development exceeding 40 feet in height within an 'R' District, and to grant an exception to bulk requirements, within the RM-3 (Residential, Mixed, Medium Density) District, and the 65-A Height and Bulk District. The proposed project is to demolish an existing vacant church and surface parking lot and construct a new 6-story over basement building containing 27 dwelling units and 29 off-street parking spaces. On June 24, 2010, the Planning Commission disapproved a Conditional Use authorization for a proposed project on this site. The design of the project has now been modified.
Preliminary Recommendation: Approval with Modifications
- 18c. 2012.0611 (CEV) (K. GUY: (415) 558-6163)
1601 LARKIN STREET - northwest corner at Clay Street, Lot 006 of Assessor's Block 0620 - **Request for Variance** from the requirements of Planning Code Section 134(a)(1)(A) to provide a complying rear yard at grade, within the RM-3 (Residential, Mixed, Medium Density) District, and the 65-A Height and Bulk District. The proposed project is to demolish an existing vacant church and surface parking lot and construct a new 6-story over basement building containing 27 dwelling units and 29 off-street parking spaces. The Zoning Administrator will consider the Variance request concurrently with the Planning Commission's consideration of the Conditional Use Authorization at this same hearing.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment



**SAN FRANCISCO
PLANNING DEPARTMENT**

**NOTICE
OF
CANCELLATION**

**SAN FRANCISCO
PLANNING COMMISSION**

**Regular Meeting
Thursday, July 5, 2012**

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for **Thursday, July 5, 2012**, has been cancelled. The next Regular Meeting of the Planning Commission will be held on **Thursday, July 12, 2012**.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT:	RODNEY FONG
VICE-PRESIDENT:	CINDY WU
COMMISSIONER:	MICHAEL J. ANTONINI
COMMISSIONER:	GWYNETH BORDEN
COMMISSIONER:	RON MIGUEL
COMMISSIONER:	KATHRIN MOORE
COMMISSIONER:	HISASHI SUGAYA

**DIRECTOR OF PLANNING,
COMMISSION SECRETARY,**

**JOHN RAHAIM
LINDA D. AVERY**

**GOVERNMENT
DOCUMENTS DEPT**

JUN 28 2012

**SAN FRANCISCO
PUBLIC LIBRARY**

**SAN FRANCISCO
PLANNING COMMISSION
Notice of Meeting
&
Calendar**

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, July 12, 2012
12:00 PM
Regular Meeting**

GOVERNMENT
DOCUMENTS DEPT

JUL - 3 2012

SAN FRANCISCO
PUBLIC LIBRARY

President:
Vice-President:
Commissioners:

Rodney Fong
Cindy Wu
Michael J. Antonini; Gwyneth Borden; Ron Miguel;
Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Case reports and relevant materials are linked to the items on calendar at the above web site.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

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COMMUNICATIONS

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- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Ron Miguel; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2012.0206C (M. SMITH: (415) 558-6322)
2299 MARKET STREET - south side of the intersection of Market, Noe, and 16th Streets, Lot 091 in Assessor's Block 3564 - **Request for Conditional Use Authorization** - pursuant to Planning Code Sections 721.21, 721.49 and 303 to establish a 3,314 square-foot bank (d.b.a. "Bank of the West") in the ground floor commercial space of a newly constructed mixed-use building that is currently under construction. The bank would offer ATM service in an area that is recessed from the sidewalk. The subject property is located within the Upper Market Street Neighborhood Commercial District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of June 14, 2012)
(Proposed for Continuance to July 19, 2012)

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

2. 2012.0525C (M. SMITH: (415) 558-6322)
1250 OCEAN AVENUE - north side of the street between Phelan and Plymouth Avenues, Lot 003 in Assessor's Block 3180 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 703.3 and 303 to establish a 1,615 square-foot, formula retail, limited-restaurant (d.b.a. "Yogurtland") in the ground floor commercial space of a newly constructed mixed-use building within the Ocean Avenue Neighborhood Commercial Transit District and a 55-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Commission Comments/Questions
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D DIRECTOR'S REPORT

4. Director's Announcements
5. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR

6. (J. LINSANGAN: (415) 575-9119)
PUBLIC OUTREACH AND ENGAGEMENT - In 2011, staff (with support from Pepperdine University's Davenport Institute for Public Engagement and Civic Leadership) conducted a Public Outreach and Engagement Effectiveness survey on the department's outreach efforts. Based on the results, a program has been created to better serve staff, stakeholders and the community at large through a supported outreach and engagement program. This presentation provides a review of the survey's findings, an overview of the program, and a **request to endorse the program's principles**.
Preliminary Recommendation: Endorsement of program principles.
7. (A. STARR: (415) 558-6362)
2012.0665T MECHANICAL CAR WASH FACILITIES ON 19TH AVENUE - The Planning Commission will consider an **Ordinance that would amend the Planning Code by adding Section 187.2 to permit existing gasoline and service stations located on 19th Avenue** to provide a mechanical car wash on the same site and making environmental findings and findings of consistency with the General Plan.
Preliminary Recommendation: Approval with Modifications
(Continued from Regular Meeting of June 28, 2012)

G. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

H. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

8. (D. JAIN: (415) 575-9051)
2008.0762EZMC. 835-845 JACKSON STREET/CHINESE HOSPITAL REPLACEMENT PROJECT - Certification of Environmental Impact Report - The Chinese Hospital property, located in the Chinatown neighborhood at Jackson Street between Stockton and Powell Streets (Assessor's Block 192/Lot 041), comprises a 22,516 square foot (sf) lot containing the 43,368-gross-square-foot (gsf), 54-bed Chinese Hospital at 845 Jackson Street, built in 1979; the 29,793-gsf Medical Administration Building (MAB) at 835 Jackson Street, built in 1924; and an approximately 15,000-gsf, 41 space parking garage, located directly behind the MAB. The proposed project includes: 1) demolition of the MAB and parking

garage; 2) construction of a 101,545-gsf, seven-story-plus-basement, 90.5-foot-tall (plus 30-foot-tall mechanical penthouse) Replacement Hospital building with 54 acute care beds and 22 beds for skilled nursing facility beds; and 3) renovation of the existing Chinese Hospital building at 845 Jackson Street to serve as a Medical Administration and Outpatient Center (MAOC). The EIR considers two project variants: the Off-Street Parking Variant, which would include off-street parking and an expanded engineering shop and storage space for Chinese Hospital at the existing Powell Street Parking Garage at 1140 Powell Street (APN 192/014), and the Hospital Façade Design Variant, which have a different design for the Replacement Hospital's façade, compared to the proposed project. The project site is in the Chinatown Residential and Neighborhood Commercial (CRNC) Zoning District and a 65-N Height and Bulk District.

NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on May 31, 2012. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.

Preliminary Recommendation: Certify the Final Environmental Impact Report

I. REGULAR CALENDAR

- 9a. 2008.0762EZMC (R. CRAWFORD: (415) 558-6358)
835-845 JACKSON STREET - south side between Powell and Stockton Streets; Lot 041 in Assessor's Block 0192 - **Adoption of Findings under the California Environmental Quality Act**. Chinese Hospital Association proposes to demolish the existing Medical Office Building, constructed circa 1924, and the 41 space Chinese Hospital Parking Garage at 835 Jackson Street and construct a replacement hospital 101,545 square feet in area, 110 feet tall, with 54 acute-care beds, and a 22-bed skilled nursing facility. The project also includes the renovation of the existing Chinese Hospital building at 845 Jackson Street to serve as a Medical Administration and Outpatient Center. The subject property is within the CRNC (Chinatown Residential Neighborhood Commercial) Zoning District and 65-N Height and Bulk District.
Preliminary Recommendation: Adopt California Environmental Quality Act Findings
- 9b. 2008.0762EZMC (R. CRAWFORD: (415) 558-6358)
835-845 JACKSON STREET - south side between Powell and Stockton Streets; Lot 041 in Assessor's Block 0192 - **Request for General Plan Amendment to Policy 1.2** "Promote a building form that harmonizes with the scale of existing buildings and width of Chinatown's streets" and Map 1 "Generalized Height Map;" within the Chinatown Area Plan of the General Plan (Section 340). Chinese Hospital Association proposes to demolish the existing Medical Office Building, constructed circa 1924, and the 41 space Chinese Hospital Parking Garage at 835 Jackson Street and construct a replacement hospital 101,545 square feet in area, 110 feet tall, with 54 acute-care beds, and a 22-bed skilled nursing facility. The project also includes the renovation of the existing Chinese hospital building at 845 Jackson Street to serve as a Medical Administration and Outpatient Center. The subject property is within the CRNC (Chinatown Residential Neighborhood Commercial) Zoning District and 65-N Height and Bulk District.
Preliminary Recommendation: Recommend Approval to the Board of Supervisors.
- 9c. 2008.0762EZMC (R. CRAWFORD: (415) 558-6358)
835-845 JACKSON STREET - south side between Powell and Stockton Streets; Lot 041 in Assessor's Block 0192 - **Request for Zoning Reclassification (Section 302)** to reclassify the height and bulk limits on the property from 65-N to 110-G (Zoning Maps Sheet HT01) and establish the boundaries of the Chinese Hospital Special Use District (Zoning Maps Sheet SU01) and Planning Code Text Amendments (Sections 302 and 249) to establish the Chinese Hospital Special Use District. Chinese Hospital Association proposes to demolish the existing Medical Office Building, constructed circa 1924, and

the 41 space Chinese Hospital Parking Garage at 835 Jackson Street and construct a replacement hospital 101,545 square feet in area, 110 feet tall, with 54 acute-care beds, and a 22-bed skilled nursing facility. The project also includes the renovation of the existing Chinese Hospital building at 845 Jackson Street to serve as a Medical Administration and Outpatient Center. The subject property is within the CRNC (Chinatown Residential Neighborhood Commercial) Zoning District and 65-N Height and Bulk District.

Preliminary Recommendation: Recommend Approval to the Board of Supervisors.

- 9d. 2008.0762EZMC (R. CRAWFORD: (415) 558-6358)
835-845 JACKSON STREET - south side between Powell and Stockton Streets; Lot 041 in Assessor's Block 0192 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 303, 249, 254, 812.80 and 812.20 to develop a Hospital with a floor area exceeding 2,500 square feet in area and exceeding 35 feet in height. Chinese Hospital Association proposes to demolish the existing Medical Office Building, constructed circa 1924, and the 41 space Chinese Hospital Parking Garage at 835 Jackson Street and construct a replacement hospital 101,545 square feet in area, 110 feet tall, with 54 acute-care beds, and a 22-bed skilled nursing facility. The project also includes the renovation of the existing Chinese Hospital building at 845 Jackson Street to serve as a Medical Administration and Outpatient Center. The subject property is within the CRNC (Chinatown Residential Neighborhood Commercial) Zoning District and 65-N Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

J. PUBLIC COMMENT

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- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment

**SAN FRANCISCO
PLANNING COMMISSION
Notice of Meeting
&
Calendar**

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, July 19, 2012**

12:00 PM

Regular Meeting

GOVERNMENT
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JUL 13 2012

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President:
Vice-President:
Commissioners:

Rodney Fong
Cindy Wu
Michael J. Antonini; Gwyneth Borden; Ron Miguel;
Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

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Or

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And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

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1650 MISSION STREET, 4TH FLOOR RECEPTION

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Ron Miguel; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2012.0206C (M. SMITH: (415) 558-6322)
2299 MARKET STREET - south side of the intersection of Market, Noe, and 16th Streets, Lot 091 in Assessor's Block 3564 - **Request for Conditional Use Authorization** - pursuant to Planning Code Sections 721.21, 721.49 and 303 to establish a 3,314 square-foot bank (d.b.a. "Bank of the West") in the ground floor commercial space of a newly constructed mixed-use building that is currently under construction. The bank would offer ATM service in an area that is recessed from the sidewalk. The subject property is located within the Upper Market Street Neighborhood Commercial District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of June 28, 2012)
(Proposed for Continuance to August 2, 2012)

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

2. 2012.0457C (K. GUY: (415) 558-6163)
168-186 EDDY STREET - northeast corner at Taylor Street, Lots 010 and 011 of Assessor's Block 0331 - **Request for an amendment to the conditions of approval for a previously approved Conditional Use Authorization of a Planned Unit Development**, and actions regarding shadow impacts pursuant to Planning Code Section 295 (Case No. 2007.1342CK). Specifically, the amendment proposes to extend the performance period for an additional three years for a previously approved project to demolish an existing surface parking lot and construct a new 14-story, 130-foot tall mixed-use building containing approximately 153 affordable dwelling units, approximately 14,250 gross square feet of ground-floor commercial space, a supportive services office, rooftop and second floor open space, one loading space, and no off-street parking. The amendment proposes no changes to the design or intensity of the project as originally approved. The subject property is located within the RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District (Subarea 1), and the 80-130-T Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
3. 2012.0509C (K. GUY: (415) 558-6163)
100 CALIFORNIA STREET - northwest corner at Davis Street; Lot 017 in Assessor's Block 0236 - **Request for an amendment to the conditions of approval for a previously approved Office Allocation, Downtown Project Authorization, and**

actions regarding shadow impacts pursuant to Planning Code Section 295 (Case No. 2006.0660BKX). Specifically, the amendment proposes to extend the performance period for an additional three years for a previously approved project to construct a six-story vertical addition containing approximately 78,000 square feet of office space to an existing 13-story office building, reaching a total height of approximately 267 feet, and to add a ground-floor retail space measuring approximately 1,500 square feet. The amendment proposes no changes to the design or intensity of the project as originally approved. The subject property is located within the C-3-O (Downtown Office) Zoning District and the 350-S Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

C. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

4. Consideration of Adoption:
 - Draft Minutes of Regular Meeting of May 24, 2012
 - Draft Minutes of Special & Regular Meetings of June 7, 2012
 - Draft Minutes of Regular Meeting of June 21, 2012
5. **COMMISSION SECRETARY POSITION**
Members of the **Commission Secretary Search Sub-Committee** will brief the **Commission** on the activities and achievements to date to fill the Commission Secretary position once the current position becomes vacant in the fall.
6. Commission Comments/Questions
 - **Inquiries/Announcements**. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - **Future Meetings/Agendas**. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. **DIRECTOR'S REPORT**

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

E. **GENERAL PUBLIC COMMENT – 15 MINUTES**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR

9. 2012.0814T (A. JOHN-BAPTISTE: (415) 558-6457)
AMENDMENTS TO THE TRANSIT IMPACT DEVELOPMENT FEE - The Planning Commission will consider an Ordinance [Board File No. 120523], that would amend the Planning Code by making technical corrections to specified definitions in Section 401 relating to the Transit Impact Development Fee (TIDF); amending Sections 408 and 411 to increase TIDF rates and clarify TIDF implementation and collections issues; and making environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.
Preliminary Recommendation: Approval with modifications
10. 2012.0540C (S. YOUNG: (415) 558-6346)
3228 SACRAMENTO STREET - north side between Lyon Street and Presidio Avenue; Lot 011 in Assessor's Block 1007 - **Request for Conditional Use Authorization** under Planning Code Sections 303 and 724.44 to convert an approximately 2,480 square-foot retail commercial tenant space (last occupied by a retail furniture and accessories store d.b.a. Pierre Deux and now temporarily occupied by a retail clothing store d.b.a. Blu) into a restaurant (d.b.a. Chez Nico) in a one-story commercial building within the Sacramento Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
11. 2012.0547C (K. GUY: (415) 558-6163)
1337-1339 GRANT AVENUE - between Green and Vallejo Streets, Lot 003 of Assessor's Block 0131 - **Request for an amendment to the conditions of approval for a previously approved Conditional Use Authorization** for live entertainment (Case Nos. 1997.170C and 2005.0433C) within an existing restaurant and bar (dba "Tupelo"), within the North Beach Neighborhood Commercial District, the 40-X Height and Bulk District, the North Beach Special Use District, the North Beach Limited Financial Subdistrict, and the Telegraph Hill-North Beach Residential Special Use District. The proposed amendment would allow amplified live entertainment (defined as "Other Entertainment", pursuant to Planning Code Section 790.38), and would extend the permitted hours of entertainment to 12:00PM Noon to 1:30AM (from the previously-approved hours of 7:00PM to 10:00PM).
Preliminary Recommendation: Approval with Conditions

G. PUBLIC COMMENT

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Adjournment

SAN FRANCISCO PLANNING COMMISSION & HISTORIC PRESERVATION COMMISSION

Notice of Joint Hearing

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, July 19, 2012
5:00 PM
Joint Hearing

PLANNING COMMISSION: President: Rodney Fong
Vice-President: Cindy Wu
Commissioners: Michael J. Antonini; Gwyneth Borden; Ron Miguel;
Kathrin Moore; Hisashi Sugaya

HISTORIC PRESERVATION COMMISSION: President: Charles Chase
Vice-President: Courtney Damkroger
Commissioners: Karl Hasz; Alan Martinez; Diane Matsuda;
Richard Johns; Andrew Wolfram

A. SPECIAL CALENDAR

(J. RAHAIM: (415) 558-6411)

AIA GRANTS – **Informational presentation** by architect Renee Chow on behalf of the Center for Architecture and Design. The presentation will focus on a series of questions to consider in thinking about contemporary architectural design in historic South of Market neighborhoods. This work was funded through a grant from the National Endowment for the Arts.

Adjournment:

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, July 26, 2012

12:00 PM

Regular Meeting

GOVERNMENT
DOCUMENTS DEPT

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President:
Vice-President:
Commissioners:

Rodney Fong
Cindy Wu
Michael J. Antonini; Gwyneth Borden; Kathrin Moore;
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2011.0931EC (A.HOLLISTER: (415) 575-9078)
4-20 OCTAVIA BOULEVARD (A.K.A. 8 OCTAVIA BOULEVARD & PARCEL "V") - lot bounded by Octavia Boulevard, Haight Street, and Market Street, Lot 011 of Assessor's Block 0855 - Request for Conditional Use Authorization to **1) Allow development on a lot exceeding 10,000 square feet, and 2) Allow off-street parking access from Octavia Boulevard.** The proposal is to construct a new five- to nine-story development on a vacant lot containing up to 49 dwelling units, approximately 2,000 square feet of ground floor commercial uses, 24 off-street residential parking spaces and one off-street commercial parking space within an underground garage.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to August 9, 2012)

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

2. 2012.0456X (A. HOLLISTER: (415) 575-9078)
1390 MARKET STREET - north side bounded by Hayes, Polk and Market Streets; Lot 006 in Assessor's Block 0813 - **Request for an amendment to the conditions of approval for a Determination of Compliance with Planning Code Section 309.** Specifically, the amendment proposes to extend the performance period for an additional two years for a previously approved project to construct an 11-story building containing up to 250 dwelling units and approximately 19,880 square feet of ground-floor commercial uses. The amendment proposes no changes to the design or intensity of the project as originally approved. The subject property is located within the C-3-G (Downtown General Commercial) Zoning District and the 120-X and 200-S Height and Bulk Districts.
Preliminary Recommendation: Approval with Conditions
3. 2012.0348C (A. PUTRA: (415) 575-9079)
175 JUNIPERO SERRA BOULEVARD - northeast corner of Junipero Serra Boulevard and Darien Way; Lot 006 in Assessor's Block 3250 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 209.3(f) and 303 to establish a child care facility for 15 or more children (d.b.a Alpha Kids Academy) within an existing church. The proposed child care facility is located within an RH-1(D) (Residential, Single-family, Detached) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

4. 2011.1410B (R. SUCRE: (415) 575-9108)
275 BRANNAN STREET - located on the southwest corner of Brannan and Colin P. Kelly, Jr. Streets, Lot 009 in Assessor's Block 3789 - **Request for an Office Development Authorization** under Planning Code Sections 321, 842.65 and 842.66 for approximately 48,500 gross square feet on the first, second, and third floors within the MUO (Mixed Use Office) Zoning District, South End Historic District, and a 65-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
5. 2012.0672C (E. JACKSON: (415) 558-6363)
777 VALENCIA STREET - east side between 18th and 19th Streets; Lots 088 and 108 in Assessor's Block 3589 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 121.2, 303, and 726.53, to enlarge the use size authorization for a Jazz Club (dba *Preservation Hall West*) and Restaurants approved under Motion 18225 from 8,595 square feet to 10,015 square feet, and to allow 2,952 square feet of Business and Professional Services on the second floor. The project is located within the Valencia Street Neighborhood Commercial Transit District (Valencia NCT), a 55-X Height and Bulk District, and the Mission Alcoholic Beverage Special Use Subdistrict.
Preliminary Recommendation: Approval with Conditions
6. 2012.0274C (S. YOUNG: (415) 558-6346)
542 - 550 DIVISADERO STREET - east side between Hayes and Fell Streets; Lots 024 and 037 in Assessor's Block 1203 - **Request for Conditional Use Authorization** under Planning Code Sections 121.2, 303, and 711.21 to allow a use size over 4,000 square feet through the combination of a vacant retail commercial tenant space (previously occupied by a grocery store d.b.a. Divisadero Farmer's Market Liquor & Deli) at 550 Divisadero Street with a vacant commercial tenant space (previously occupied by a grooming and pet supply store d.b.a. Tae Hee's) to establish an approximately 7,350 square foot grocery store (d.b.a. Bi-Rite). There will be an interior connection between the two buildings, with the grocery store customer service areas located at 550 Divisadero Street and the storage and refrigeration areas located at 542 Divisadero Street.
Preliminary Recommendation: Approval with Conditions

C. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

7. Consideration of Adoption:
 - Draft Minutes of Regular Meeting of May 24, 2012
 - Draft Minutes of Regular Meeting of June 14, 2012
8. **COMMISSION SECRETARY POSITION – Announcement/Posting**
Members of the **Commission Secretary Search Sub-Committee** will brief the **Commission** on the activities and achievements to date to fill the Commission Secretary position once the current position becomes vacant in the fall. The Commission could consider the draft Job Announcement and list of posting venues for approval or modification.
(Continued from Regular Meeting of July 19, 2012)

9. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. DIRECTOR'S REPORT

10. Director's Announcements

11. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR

12. 2012.0200C (E. JACKSON: (415) 558-6363)
3730 MISSION STREET - west side between Park Street and Highland Avenue; Lot 045 in Assessor's Block 6688 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 185, 303 and 711.59 to allow a new Automotive Repair shop within an existing 9,375 square foot commercial building. The project is located within NC-2 (Small-Scale Neighborhood Commercial) and RH-2 (Residential, House, Two-Family) Zoning Districts, and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

13. 2012.0645X (B. FU: (415) 558-6613)
399 FREMONT STREET - northeast corner of Harrison and Fremont Streets, Lot 002 in Assessor's Block 3747 - **Request under Planning Code Sections 309.1, 825 and 827 to allow a time extension for a previously approved project within the RH DTR (Rincon Hill Downtown Residential Mixed Use) District with a 85/400-R Height And Bulk Designation**. The proposal would extend the approval for determination of compliance under Planning Code Section 309.1 under Motion No. 18411 for an additional 12 months. The approved proposal was to construct a new residential project in a 400-foot building that would consist of approximately 452 dwelling units, up to 238 off-street parking spaces, and for the granting of exceptions to allow greater than one parking space for every two dwelling units under Planning Code Sections 151.1(d) and 309.1(b)(1)(b), for reduction of the dwelling unit exposure requirements under Planning Code Sections 140 and 309.1(b)(1)(d), and to provide exceptions to the separation of towers requirement under Planning Code Sections 270(e) and 309.1(b)(1)(a). The approval period would be extended to June 15, 2013. The Director of the Planning Department recommends approval to the extension request and a written report is available for public review at the office of the Planning Department. Exterior design changes are proposed in addition to the extension request.
Preliminary Recommendation: Approval with Conditions

14. 2012.0194HX (P. LAVALLEY: (415) 575-9084)
459 GEARY STREET - mid-block on south side of street between Mason and Taylor Streets, Assessor's Block 0316, Lots 018 - **Request for Downtown Project Authorization** pursuant to Planning Code Section 309, with an exception to height limits in the 80-130-F Height and Bulk District as permitted in Planning Code Section 263.8, and for construction over 75 feet in height in a C-3 District. The proposed project is to construct a one-story vertical addition, infill a light well at the east (side) elevation, and to rehabilitate the existing six-story-over-basement office building. The resulting building will be approximately 85 feet in height and will contain one dwelling unit (approximately 3,500 square feet), approximately 11,345 square feet of office, and approximately 6,795 square feet of retail space. The existing building contains approximately 12,470 square feet of office and approximately 9,445 square feet of retail. The project site is located within the C-3-G (Downtown General) Zoning District, an 80-130-F Height and Bulk District, and the Kearny-Market-Mason-Sutter Conservation District. The Historic Preservation Commission approved a Major Permit to Alter for the proposed project (Case No. 2012.0194HX) at its regularly scheduled public hearing on July 18, 2012. Preliminary Recommendation: Approval with Conditions
15. 2012.0638C (K. GUY: (415) 558-6163)
969 SUTTER STREET - south side between Hyde and Leavenworth Streets; Lot 015 in Assessor's Block 0300 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 209.8, 303, and 703.3 to establish a formula retail use (dba "Papa John's Pizza") within the RC-4 (Residential-Commercial Combined) Zoning District and the 80-A Height and Bulk District. The size of the existing tenant space would not change. Preliminary Recommendation: Approval with Conditions
16. 2011.1056C (S. YOUNG: (415) 558-6346)
22 PEACE PLAZA SUITES 400 - 410 (LOCATED WITHIN THE INTERIOR OF JAPAN CENTER EAST MALL) - north side of Geary Boulevard between Laguna and Webster Streets; Lot 027 in Assessor's Block 0700 - **Request for Conditional Use Authorization** under Sections 249.31, 303, and 712.21 of the Planning Code to legalize a use size that exceeds 6,000 square feet of floor area with the merger of ground floor commercial tenant space Suite 400 (a 2775 square-foot retail variety store d.b.a. Daiso Japan established at the current location since July 2009) with Suite 410 (once vacant 5,606 square-foot commercial tenant space previously occupied by Genji Antiques until March 2010) within the NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District, Japantown Special Use District, and a 50-X Height and Bulk District. The expanded space currently contains 8,381 square feet of floor area. Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of June 21, 2012)
17. 2008.0877E (A. CONTRERAS: (415) 575-9044)
WESTERN SOMA COMMUNITY PLAN, REZONING OF ADJACENT PARCELS, AND 350 EIGHTH STREET PROJECT - Public Hearing on the Draft Environmental Impact Report. The proposed project consists of three components: 1) The first component is the Draft *Western SoMa Community Plan*, which covers an irregularly shaped plan area consisting of two connected areas: one roughly bounded by 13th, Bryant, Seventh, and Minna Streets, and the second area roughly bounded by Townsend, Fourth, Harrison, and Seventh Streets. The plan would require amendments to the *San Francisco General Plan* as well as changes to use and height and bulk controls in the *San Francisco Planning Code*. The plan also includes policies for transportation improvements. 2) The second component is the rezoning of approximately 46 parcels adjacent to the Plan Area (generally bounded by Seventh, Ninth, Mission, and Minna Streets) in order to reconcile their use districts and height and bulk districts with those of the neighboring properties. 3) The third component is a proposed mixed-use development at 350 8th Street (Block

3756, Lots 3 and 15) that would include approximately 444 dwelling units, 33,650 sq. ft. of commercial space, 8,150 sq. ft. of light industrial/artist space, and 1,350 sq. ft. of community space. **Written comments will be accepted at the Planning Department until 5:00 p.m. on August 6, 2012.**

Preliminary Recommendation: No Action Required

- 18a. 2011.0643DD (G. CABREROS: (415) 558-6169)
2712 BROADWAY - north side between Broderick and Divisadero Streets; Lot 008 in Assessor's Block 0959 - **Requests for Discretionary Review** of Building Permit Application No. 2011.02.15.0303 proposing construction of a three-story-over-basement, single-family residence within the RH-1(D) (Residential, House, One-Family, Detached) Zoning District and a 40-X Height and Bulk District. The project proposes demolition of the existing three-story-over-basement, single-family residence.
Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve

- 18b. 2010.0158V (G. CABREROS: (415) 558-6169)
2712 BROADWAY - north side between Broderick and Divisadero Streets; Lot 008 in Assessor's Block 0959 - **Request for a Side Yard Variance** from Planning Code Section 133 requiring two four-foot side yards for the project. The project proposes one eight-foot side yard along the west side property line. No side yard is proposed at the east side property line. The project proposes demolition of a three-story-over basement, single-family residence and construction of a three-story-over-basement, single-family residence within the RH-1(D) (Residential, House, One-Family, Detached) Zoning District and a 40-X Height and Bulk District.
(Continued from the regular Variance hearing on June 27, 2012)

I. PUBLIC COMMENT

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, August 2, 2012
12:00 PM
Regular Meeting

GOVERNMENT
DOCUMENTS DEPT

JUL 27 2012

President:
Vice-President:
Commissioners:

Rodney Fong
Cindy Wu
Michael J. Antonini; Gwyneth Borden;
Kathrin Moore; Hisashi Sugaya

SAN FRANCISCO
PUBLIC LIBRARY

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Case reports and relevant materials are linked to the items on calendar at the above web site.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 76

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 *Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

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- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 PM _____

ROLL CALL:

President: Rodney Fong
Vice-President: Cindy Wu
Commissioners: Michael J. Antonini; Gwyneth Borden;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2012.0206C (M. SMITH: (415) 558-6322)
2299 MARKET STREET - south side of the intersection of Market, Noe, and 16th Streets, Lot 091 in Assessor's Block 3564 - **Request for Conditional Use Authorization** - pursuant to Planning Code Sections 721.21, 721.49 and 303 to establish a 3,314 square-foot bank (d.b.a. "Bank of the West") in the ground floor commercial space of a newly constructed mixed-use building that is currently under construction. The bank would offer ATM service in an area that is recessed from the sidewalk. The subject property is located within the Upper Market Street Neighborhood Commercial District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of July 19, 2012)
(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

2. Commission Comments/Questions
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

3. Director's Announcements
4. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.
5. (S. EDMONDSON: (415) 575-6818)
DOWNTOWN PLAN ANNUAL MONITORING REPORT 2011 - Informational presentation - Chapter 10E of the San Francisco Administrative Code requires the Planning Department to complete annual reports to measure development trends in the Downtown against the goals of the Downtown Plan of the San Francisco General Plan. The report discusses employment and development trends, transportation, housing, fiscal revenues and other topics pertaining to the Downtown C-3 district for 2011. Informational item only, no action necessary. Report is available for the public at the Planning Department and can be downloaded from the website at: [http://www.sf-planning.org/ftp/files/Citywide/Downtown Annual Report 2011.pdf](http://www.sf-planning.org/ftp/files/Citywide/Downtown%20Annual%20Report%202011.pdf)
Preliminary Recommendation: No Action required - Information only.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

- 6a. 2004.0976ECV (R. CRAWFORD: (415) 558-6358)
376 CASTRO STREET - West side of Castro Street, at the northwest corner of Castro and Market Streets; Lot 006 in Assessor's Block 2623 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303, 228 (service station conversion) and 733.21 (nonresidential use size) to demolish an existing gas station on the site and construct a 6-story, 65 foot tall mixed use building with 24 dwelling units and 3,000 square feet of ground-floor commercial space within the Upper Market Neighborhood Commercial District and 65-B Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
- 6b. 2004.0976ECV (R. CRAWFORD: (415) 558-6358)
376 CASTRO STREET - West side of Castro Street, at the northwest corner of Castro and Market Streets; Lot 006 in Assessor's Block 2623 - **Request for Rear Yard Modification**, pursuant to Planning Code Section 134(e) to allow the required rear yard to be located in the northwest, rear corner of the lot at the first level of the building containing dwelling units. The project site is located within the Upper Market Neighborhood Commercial District and 65-B Height and Bulk District.
- 7a. 2012.0142CV (E. WATTY: (415) 558-6620)
491-499 HAIGHT STREET - Southeast corner of Haight and Fillmore Streets; Lot 025 in Assessor's Block 0859 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 703.3, 703.4, and 303, to allow a new Formula Retail Use (dba "CVS") to occupy the Haight Street ground floor commercial space previously occupied by a Formula Retail Use (dba "Walgreens"), within a three-story-over-basement 21-unit mixed-use building. The project site is located within the NC-2 (Neighborhood Commercial, Small-Scale) Zoning District, and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
- 7b. 2012.0142CV (E. WATTY: (415) 558-6620)
491-499 HAIGHT STREET - southeast corner of Haight and Fillmore Streets; Lot 025 in Assessor's Block 0859 - **Request for Variances**, pursuant to Planning Code Sections 134 and 188, to allow encroachments into the required rear yard by constructing decks and a stair penthouse at the rear of the existing three-story-over-basement 21-unit mixed-use noncomplying structure. The project site is located within the NC-2 (Neighborhood Commercial, Small-Scale) Zoning District, and 40-X Height and Bulk District.
- 8a. 2012.0032EXV (A. HOLLISTER: (415) 575-9078)
100 VAN NESS AVENUE - northeast corner of the intersection of Van Ness Avenue and Fell Street; Lot 020 in Assessor's Block 0814 - **Request for a Determination of Compliance** under Planning Code Section 309 (Permit Review in C-3 Districts), with exceptions to the requirements for Rear Yard (Planning Code Section 249.33(b)(5)) and to the Limitation on Residential Accessory Parking in C-3 Districts (Section 151.1(e)). The Project would change the use of the subject building from office to residential, renovate the interior of the building to create up to 399 residential units and approximately 6,884 square feet

of ground-floor retail, and re-skin the exterior of the building, retain the off-street parking garage with 112 off-street parking spaces, including loading space, and move the parking garage entrance from Van Ness Avenue to Hayes Street. Six new off-street parking spaces for the residential units would be added by the Project within the existing parking area. No physical expansion of the building is proposed or would be required to accommodate the Project. The subject property is located within the C-3-G (Downtown General Commercial) Zoning District, the Van Ness and Market Residential Special Use District and the 200-R2 Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

- 8b. 2012.0032EXV (A. HOLLISTER: (415) 575-9078)
100 VAN NESS AVENUE - northeast corner of the intersection of Van Ness Avenue and Fell Street; Lot 020 in Assessor's Block 0814 - **Request for Variances**, pursuant to Planning Code Sections 135, 136, & 140, as they relate to Useable Open Space, Projections over Streets and Dwelling Unit Exposure. The Project would change the use of the subject building from office to residential, renovate the interior of the building to create up to 399 residential units and approximately 6,884 square feet of ground-floor retail, and re-skin the exterior of the building, retain the off-street parking garage with 112 off-street parking spaces, including loading space, and move the parking garage entrance from Van Ness Avenue to Hayes Street. Six new off-street parking spaces for the residential units would be added by the Project within the existing parking area. No physical expansion of the building is proposed or would be required to accommodate the Project. The subject property is located within the C-3-G (Downtown General Commercial) Zoning District, the Van Ness and Market Residential Special Use District and the 200-R2 Height and Bulk District. The Zoning Administrator will consider the Variance request concurrently with the Planning Commission's consideration of the other project entitlements at this same hearing.
9. 2008.1084E (D. DWYER: (415) 575-9031)
706 MISSION STREET - THE MEXICAN MUSEUM AND RESIDENTIAL TOWER PROJECT - north Side of Mission Street at the northwest corner of Third and Mission Streets; Lots 093, 275 and portions of Lot 277 in Assessor's Block 3706 - **Public Hearing on the Draft Environmental Impact Report**. The proposed project includes the construction of a new 550-foot-tall, 47-story tower with three floors below grade. The new tower would be adjacent and connected to the existing 10-story Aronson Building, which would be restored and rehabilitated as part of the proposed project. The project would include up to 215 residential units, space for The Mexican Museum, possible office use, and ground-floor retail/restaurant use. The project would also include the conveyance to the project sponsor of the existing Jessie Square Garage with 442 parking spaces. Total development would include approximately 710,525 gross square feet. The project site is located in the Downtown Retail (C-3-R) Use District and a 400-I height and bulk district in the former Yerba Buena Center Redevelopment Area. The proposed project would require a height reclassification as well as rezoning to a Downtown Residential District (DTR), or alternatively, a Special Use District (SUD) overlay to the C-3-R could be established, or an SUD overlay on the DTR.
NOTE: Written comments will be accepted at the Planning Department until 5:00 p.m. on August 13, 2012.
Preliminary Recommendation: No Action Required
10. 2012.0637D (D. VU: (415) 575-9120)
4365 26TH STREET - south side between Douglass and Diamond Streets; Lot 024 in Assessor's Block 6561 - **Request for Discretionary Review** of Building Permit Application 2011.10.18.7006, proposing to construct a rear addition at the first floor, a new second floor, and front and rear decks to the existing single family dwelling structure within the RH-1 (Residential, House – One-Family) Zoning District and 40-X Height and Bulk District.

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do not take Discretionary Review and approve

- 11a. 2011.0643DD (G. CABEROS: (415) 558-6169)
2712 BROADWAY - north side between Broderick and Divisadero Streets; Lot 008 in Assessor's Block 0959 - **Requests for Discretionary Review** of Building Permit Application No. 2011.02.15.0303 proposing construction of a three-story-over-basement, single-family residence within the RH-1(D) (Residential, House, One-Family, Detached) Zoning District and a 40-X Height and Bulk District. The project proposes demolition of the existing three-story-over-basement, single-family residence.
Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve
(Continued from Regular Meeting of July 26, 2012)

- 11b. 2010.0158V (G. CABEROS: (415) 558-6169)
2712 BROADWAY - north side between Broderick and Divisadero Streets; Lot 008 in Assessor's Block 0959 - **Request for a Side Yard Variance** from Planning Code Section 133 requiring two four-foot side yards for the project. The project proposes one eight-foot side yard along the west side property line. No side yard is proposed at the east side property line. The project proposes demolition of a three-story-over basement, single-family residence and construction of a three-story-over-basement, single-family residence within the RH-1(D) (Residential, House, One-Family, Detached) Zoning District and a 40-X Height and Bulk District.
(Continued from the Regular Meeting of July 26, 2012)

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Adjournment

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, August 9, 2012
12:00 PM
Regular Meeting

GOVERNMENT
DOCUMENTS DEPT

AUG - 3 2012

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PUBLIC LIBRARY

President:
Vice-President:
Commissioners:

Rodney Fong
Cindy Wu
Michael J. Antonini; Gwyneth Borden; Rich Hillis,
Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

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Or

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And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

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1650 MISSION STREET, 4TH FLOOR RECEPTION

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

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Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sott@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rich Hillis; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

(J. LINSANGAN: (415) 575-9119)

1. **PUBLIC OUTREACH AND ENGAGEMENT (MEMO | RESOLUTION)** - In 2011, staff (with support from Pepperdine University's Davenport Institute for Public Engagement and Civic Leadership) conducted a Public Outreach and Engagement Effectiveness survey on the department's outreach efforts. Based on the results, a program has been created to better serve staff, stakeholders and the community at large through a supported outreach and engagement program. This presentation provides a review of the survey's findings, an overview of the program, and a **request to endorse the program's principles**.

Preliminary Recommendation: Endorsement of program principles.

(Continued from Regular Meeting of July 12, 2012)

(Proposed for Continuance to September 6, 2012)

2. 2012.0641C (E. WATTY: (415) 558-6620)
933-949 STOCKTON STREET - southwest corner of Stockton and Washington Streets; Lot 001 in Assessor's Block 0211 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 812.82, 890.80, 812.14, 145.3, and 303, to allow construction of the Chinatown Transit Subway Station entrance structure (a "Public Use") with street frontages greater than 50 feet within the Chinatown Residential Neighborhood Commercial Zoning District, Chinatown Transit Station Special Use District, and 65-85-N Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

(Proposed for Continuance to September 6, 2012)

3. 2012.0409B (T. SULLIVAN: (415) 558-6257)
CHINA BASIN – 980 THIRD STREET & 185 BERRY STREET - collectively known as China Basin – south side of Berry Street between Third and Fourth Streets and fronting Mission Creek, Lot 005 in Assessor's Block 3803 - **Request for Office Development Authorization** pursuant to Planning Code Sections 321, 322, and 842.66 to establish 101,982 gross square feet of office use, which results in a total of 834,422 gross square feet on the site (492,000 square feet in 980 Third Street, 342,422 square feet in 185 Berry Street), in the MUO (Mixed Use Office) District and 90-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions.

(Proposed for Continuance to August 16, 2012)

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

4. 2012.0592C (B. FU: (415) 558-6613)
2501 3RD STREET – east side between 22nd and 23rd Streets; Lot 001 in Assessor's Block 4173 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 249.37, 843.45 and 303, for the establishment of an exercise facility (d.b.a. Touchstone Climbing), within the PDR-1-G (General) District and 68-X Height and Bulk District, and the Innovative Industries Special Use District.
Preliminary Recommendation: Approval with Conditions
5. 2011.1279C (T. SULLIVAN: (415) 558-6257)
626 POTRERO AVENUE - four lots encompassing the entirety of the north side of 18th Street between Hampshire Street and Potrero Avenue, Lots 001, 002, 013, & 014 in Assessor's Block 4025 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 217(c) and 303, to establish a 15,000 square foot medical services outpatient clinic in the PDR-1-G and UMU Districts and 40-X Height and Bulk District. Preliminary Recommendation: Approval with Conditions.
6. 2011.0895B (T. SULLIVAN: (415) 558-6257)
460-462 BRYANT STREET - north side of Bryant Street between Third and Second Streets, and extending to Stillman Street, Lots 015A & 015C in Assessor's Block 3763 - **Request for Office Development Authorization** pursuant to Planning Code Sections 321, 322, and 842.66 to establish 59,475 gross square feet of office use in the MUO (Mixed Use Office) District and 45-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.

C. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

7. Consideration of Adoption:
 - Draft Minutes of Regular Meeting of July 26, 2012
 - Draft Minutes of Joint Meeting with Historic Preservation Commission of July 19, 2012
 - Draft Minutes of Regular Meeting of July 19, 2012
 - Draft Minutes of Regular Meeting of July 12, 2012
8. Commission Comments/Questions
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. DIRECTOR'S REPORT

9. Director's Announcements
10. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

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F. REGULAR CALENDAR

11. 2011.0931EC (A. HOLLISTER: (415) 575-9078)
4-20 OCTAVIA BOULEVARD (A.K.A. 8 OCTAVIA BOULEVARD & PARCEL "V") - lot bounded by Octavia Boulevard, Haight Street, and Market Street, Lot 011 of Assessor's Block 0855 - **Request for Conditional Use Authorization to 1) Allow development on a lot exceeding 10,000 square feet, and 2) Allow off-street parking access from Octavia Boulevard.** The proposal is to construct a new five- to nine-story development on a vacant lot containing up to 49 dwelling units, approximately 2,000 square feet of ground floor commercial uses, 24 off-street residential parking spaces and one off-street commercial parking space within an underground garage.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of July 26, 2012)
12. 2011.1396C (M. STAHLHUT: (415) 575-9116)
901 COLE STREET - southwest corner of Carl Street and Cole Street, Lot 001 in Assessor's Block 1272 - **Request for Conditional Use Authorization** under Planning Code Sections 710.83 and 303 for a proposed wireless telecommunications service facility operated by AT&T Mobility. The facility would consist of up to nine antennas located on the rooftop of an existing commercial and residential building with equipment located on the ground. The facility is proposed on a Location Preference 6 (Preferred Location-Limited Preference Site) within the NC-1 (Neighborhood Commercial Cluster) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
13. 2011.1005C (M. STAHLHUT: (415) 575-9116)
1801 BROADWAY - southwest corner of Broadway Street and Gough Street, Lot 001 in Assessor's Block 0577- **Request for Conditional Use Authorization** under Planning Code Sections 209.6(c) and 303 for a proposed wireless telecommunications service facility operated by AT&T Mobility. The facility would consist of up to four antennas located on the rooftop penthouse of an existing residential building with equipment located in the garage. The facility is proposed on a Location Preference 7 (Disfavored Site) within the RM-3 (Residential – Mixed, Medium Density) Zoning District and an 80-A Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
14. 2011.0397T (K. HADDADAN: (415) 575-9068)
Ordinance amending the San Francisco Planning Code by repealing existing bicycle parking requirements in Sections 155.1 through 155.5 in their entirety, adding new Sections 155.1 through 155.4 and Sections 428B through 428B.2, to revise the bicycle parking standards; and making amendments to other Planning Code and Environmental Code sections for consistency in addition to making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.
Preliminary Recommendation: Approval for Initiation

G. PUBLIC COMMENT

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Adjournment

SAN FRANCISCO PLANNING COMMISSION DRAFT Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, August 16, 2012

12:00 PM

Regular Meeting

GOVERNMENT
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draft
President:
Vice-President:
Commissioners:

Rodney Fong
Cindy Wu
Michael J. Antonini; Gwyneth Borden; Rich Hillis,
Kathrin Moore; Hisashi Sugaya

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rich Hillis; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2012.0947T (A. STARR: (415) 558-6362)
PLANNING CODE AMENDMENTS – The Planning Commission will consider **Amendments to the San Francisco Planning Code, Section 725.1** to: **1)** reinstate controls to prohibit liquor license types 47 and 49 in the Union Street Neighborhood Commercial District; and **2)** requiring conditional use authorization for Limited Restaurants; and making environmental findings and findings of consistency with the General Plan.
Preliminary Recommendation: Approval
(Proposed for Continuance to September 6, 2012)
2. 2011.1050DD (A. STARR: (415) 558-6362)
2807 CLAY STREET - south side between Divisadero and Scott Streets; Lot 036 in Assessor's Block 1003 - **Requests for Discretionary Review** of Building Permit Application No. 2011.02.04.9665 proposing to extend the existing first and second floors approximately 29 feet to the rear and construct a one-story vertical addition that will be set back approximately 23.5 feet from the front bay window and extend to the new rear wall of the first and second floors of the two-story, two-unit building within the RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.
Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve
(Proposed for Continuance to September 13, 2012)
3. 2012.0084DD (M. WOODS: (415) 558-6315)
2735 - 2737 BAKER STREET - **Requests for Discretionary Review** of Building Permit Application No. 2011.10.27.7765S, proposing to construct a one-story horizontal addition at the rear of the two-story over garage two-unit building. The proposed project also includes reconfiguring the existing two-unit layout while maintaining the same number of units, within the RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve as revised
(Continued from Regular Meeting of June 14, 2012)
DISCRETIONARY REVIEW REQUESTS HAVE BEEN WITHDRAWN

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

4. 2012.0741C (C. LAMORENA: (415) 575-9085)
3235 SACRAMENTO STREET - south side between Presidio Avenue and Lyon Street; Lot 023 in Assessor's Block 1022 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 724.52, to convert vacant commercial space previously occupied by a retail store (d.b.a. Quatrine) into a children's hair salon (personal service use d.b.a. PREP) on the ground floor of a two-story over basement commercial building within the Sacramento Street Neighborhood Commercial Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
5. 2012.0822C (C. LAMORENA: (415) 575-9085)
1865 POST STREET - south side between Fillmore and Webster Streets; Lot 002 in Assessor's Block 0701 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 249.31, 303, and 712.48, to add a new use size in excess of 4,000 square feet as an "Other Entertainment" use to an existing restaurant (d.b.a. Pa'ina Lounge and Restaurant) within the NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District, Japantown Special Use District, and 50-X Height and Bulk District. The proposal would add live and amplified music during the restaurant's evening operating hours.
Preliminary Recommendation: Approval with Conditions
6. 2012.0409B (T. SULLIVAN: (415) 558-6257)
CHINA BASIN LANDING – 980 THIRD STREET & 185 BERRY STREET - collectively known as China Basin – south side of Berry Street between Third and Fourth Streets and fronting Mission Creek, Lot 005 in Assessor's Block 3803 - **Request for Office Development Authorization** pursuant to Planning Code Sections 321, 322, and 842.66 to establish 101,982 gross square feet of office use, which results in a total of 834,422 gross square feet on the site (492,000 square feet in 980 Third Street, 342,422 square feet in 185 Berry Street), in the MUO (Mixed Use Office) District and 90-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of August 9, 2012)

C. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

8. Consideration of Adoption:
- Draft Minutes of Regular Meeting of July 12, 2012
(Continued from the Regular Meeting of 8/9/12)
 - Draft Minutes of Regular Meeting of August 2, 2012
9. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. DIRECTOR'S REPORT

10. Director's Announcements
11. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR

12. 2012.0611CV (K. GUY: (415) 558-6163)
1601 LARKIN STREET - northwest corner at Clay Street, Lot 006 of Assessor's Block 0620 - **Request for Conditional Use Authorization** to allow development exceeding 40 feet in height within an 'R' District, and to grant an exception to bulk requirements, within the RM-3 (Residential, Mixed, Medium Density) District, and the 65-A Height and Bulk District. The proposed project is to demolish an existing vacant church and surface parking lot and construct a new 6-story over basement building containing 27 dwelling units and 29 off-street parking spaces. On June 28, 2012, the Planning Commission passed a motion of intent to disapprove a Conditional Use authorization for a proposed project on this site.
Preliminary Recommendation: Disapproval
13. 2012.0901U (S. DENNIS-PHILLIPS (415) 558-6314)
INFORMATIONAL PRESENTATION REGARDING A PROPOSED CHARTER AMENDMENT - Informational Only - The Planning Commission will hear an informational presentation on a proposed Charter Amendment titled, "San Francisco Housing Trust Fund" [Board File No. 120554], that would add Section 16.110 to: 1) create a San Francisco Housing Trust Fund by setting aside general fund revenues beginning in FY2013-2014 and ending in FY2043-2044 to create, acquire and rehabilitate affordable housing and promote affordable home ownership programs in the City; 2) to lower and stabilize the impacts of affordable housing regulatory impositions on private residential projects; and 3) to authorize the development of up to 30,000 affordable rental units in the City. This discussion will cover the overall goals of the Charter Amendment as described in Resolution [Board File No. 120489].
14. 2012.0901T (K. HADDADAN (415-575-9068))
THRESHOLD FOR APPLICATION OF INCLUSIONARY AFFORDABLE HOUSING PROGRAM - **The Planning Commission will consider a proposed Ordinance titled, "San Francisco Housing Trust Fund" [Board File No. 120464], that would amend the Planning Code by amending section 415.3 to: 1) provide that, as of January 1, 2013, the Inclusionary Affordable Housing Program apply only to housing projects of 10 units or more and will no longer apply to buildings of 5 to 9 units that have not yet received a first construction document, and 2) condition operation of the ordinance on the adoption and implementation of the Housing Trust Fund Charter amendment at the November 6, 2012 election.**
Preliminary Recommendation: Approval.

- 15a. 2012.0033ACEFU (S. VELLVE: (415) 558-6263)
218 – 220 BUCHANAN STREET (aka 55 LAGUNA STREET) - most of the blocks bounded by Laguna, Haight, Buchanan and Hermann Streets, Lots 1, 2 and a portion of Lot 3 in Assessor's Block 870 and Lots 1 and 1A in Assessor's Block 857 - **Request for Conditional Use Authorization** under Planning Code Sections 303 and 304 to modify the previously approved Planned Unit Development, to change the project's site plan, request exceptions to the rear yard location, transparency and active uses for street frontages in NC Districts, and dwelling unit exposure. The project proposes up to 330 market-rate family units with an inclusionary component, up to 110 affordable senior units, up to 310 off-street parking spaces, a public park (Waller Park), a community center in Woods Hall Annex, a community garden and retail space. The property is located in the NC-3 (Moderate-Scale Neighborhood Commercial), RM-3 (Residential, Mixed, Medium-Density) Districts, and the Laguna, Haight, Buchanan and Hermann Streets Special Use District within the 40-X, 50-X AND 85-X Height and Bulk Districts.
 Preliminary recommendation: Approval with conditions
- 15b. 2012.0033U (K. DISCHINGER: (415) 558-6284)
218 – 220 BUCHANAN STREET (aka 55 LAGUNA STREET) IN-KIND AGREEMENT - the Project sponsor requests a waiver from the impact fee obligation under Section 421.3 Market and Octavia Community Infrastructure Impact Fee, per the City and the Project Sponsors "In-Kind Agreement" for the provision of a new public park, community center, and community garden at 55 Laguna Street. This project is within the Market and Octavia Plan Area. The proposed improvements were approved by the Planning Commission; approval of this agreement will formalize the community improvements agreement.
 Preliminary Recommendation: Approval
16. 2012.0668D (D. SANCHEZ: (415) 575-9082)
2520 MISSION STREET - west side between 21st and 22nd Streets; Lot 061 in Assessor's Block 3616 - **Mandatory Discretionary Review** of Building Permit Application No. 2012.04.25.9059, proposing to establish a Medical Cannabis Dispensary (dba Morado Collective) as defined in Planning Code Section 790.141 at a mixed use building within the Mission Street Neighborhood Commercial Transit District and a 55-X / 65-B Height and Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and approve as proposed
17. 2010.1011DD (A. STARR: (415) 558-6362)
4334 GEARY BOULEVARD - north side between 7th and 8th Avenues; Lot 021 in Assessor's Block 1439 - **Staff-Initiated and Neighbor-Initiated Requests for Discretionary Review** of Building Permit Application No. 2010.10.04.2197 proposing to construct a new three-story, approximately 9,515 square foot, 40-foot tall dental office building following the demolition of the existing two-story, approximately 4,900 square foot commercial structure within the NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 40-X Height and Bulk District.
 Staff Analysis: Full Discretionary Review
 Preliminary Recommendation: Take Discretionary Review and approve with modifications

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the

Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment



**SAN FRANCISCO
PLANNING DEPARTMENT**

**NOTICE
OF
CANCELLATION**

**SAN FRANCISCO
PLANNING COMMISSION**

**Regular Meetings
Thursdays, August 23 and 30, 2012**

NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco Planning Commission for **Thursdays, August 23 and 30, 2012**, have been cancelled. The next Regular Meeting of the Planning Commission will be held on **Thursday, September 6, 2012**.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT:	RODNEY FONG
VICE-PRESIDENT:	CINDY WU
COMMISSIONER:	MICHAEL J. ANTONINI
COMMISSIONER:	GWYNETH BORDEN
COMMISSIONER:	RICH HILLIS
COMMISSIONER:	KATHRIN MOORE
COMMISSIONER:	HISASHI SUGAYA

DIRECTOR OF PLANNING, COMMISSION SECRETARY,	JOHN RAHAIM LINDA D. AVERY
--	---------------------------------------

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

**GOVERNMENT
DOCUMENTS DEPT**

AUG 17 2012

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, September 6, 2012
12:00 PM
Regular Meeting

GOVERNMENT
DOCUMENTS DEPT

AUG 30 2012

President:
Vice-President:
Commissioners:

Rodney Fong
Cindy Wu
Michael J. Antonini; Gwyneth Borden; Rich Hillis,
Kathrin Moore; Hisashi Sugaya

SAN FRANCISCO
PUBLIC LIBRARY

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Case reports and relevant materials are linked to the items on calendar at the above web site.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

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12:00 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rich Hillis; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2012.0543T (A. RODGERS (415) 558-6395)

INTENTION TO INITIATE DEPARTMENT-SPONSORED PLANNING CODE AMENDMENTS TO FIX ERRORS IN THE PLANNING CODE - Pursuant to Planning Code Section 302, the Planning Commission will consider a **Resolution of Intention** to initiate amendments to the Planning Code. The amendments are intended to (1) correct clerical errors in Planning Code text, (2) revise existing graphics to be consistent with the existing text, (3) amend various zoning control tables, (4) improve Planning Code readability, and (5) adopt findings, including findings under the California Environmental Quality Act, Planning Code Section 302 findings, and findings of consistency with the General Plan and Planning Code Section 101.1.

Preliminary Recommendation: Approve a draft Resolution of Intention to initiate amendments to the Planning Code and schedule a public hearing to consider the amendments on or after October 4, 2012.

(Proposed for Continuance to September 27, 2012)

2. PUBLIC OUTREACH AND ENGAGEMENT (MEMO | RESOLUTION) - In 2011, staff (J. LINSANGAN: (415) 575-9119)

(with support from Pepperdine University's Davenport Institute for Public Engagement and Civic Leadership) conducted a Public Outreach and Engagement Effectiveness survey on the department's outreach efforts. Based on the results, a program has been created to better serve staff, stakeholders and the community at large through a supported outreach and engagement program. This presentation provides a review of the survey's findings, an overview of the program, and a **request to endorse the program's principles**.

Preliminary Recommendation: Endorsement of program principles.

(Continued from Regular Meeting of August 9, 2012)

(Proposed for Continuance to October 25, 2012)

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

3. 2012.0947T (A. STARR: (415) 558-6362)

AMENDMENTS TO THE SAN FRANCISCO PLANNING CODE, SECTION 725.1 to: 1) reinstate controls to prohibit liquor license types 47 and 49 in the Union Street Neighborhood Commercial District; and 2) requiring conditional use authorization for Limited Restaurants; and making environmental findings and findings of consistency with the General Plan.

Preliminary Recommendation: Approval
(Continued from Regular Meeting of August 16, 2012)

4. 2012.0716C (C. LAMORENA: (415) 575-9085)
3121 GEARY BOULEVARD - south side between Spruce and Cook Streets; Lot 062 in Assessor's Block 1088 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 712.54, to convert approximately 700 square feet of vacant commercial space into a massage establishment (d.b.a. Touch Thai Bodywork and Massage) on the ground floor of the three-story building within the NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
5. 2012.0548C (E. WATTY: (415) 558-6620)
38-8th STREET - west side between Market and Mission Streets; Lot 005 in Assessor's Block 3701 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 156(h) and 303, to allow the establishment of a 24-space temporary surface parking lot for a period of time not to exceed two years, within the C-3-G (Downtown General Commercial) Zoning District, and 180-S Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

C. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

6. Consideration of Adoption:
 - Draft Minutes of Regular Meeting of June 28, 2012
 - Draft Minutes of Regular Meeting of August 9, 2012
 - Draft Minutes of Regular Meeting of August 16, 2012
7. Commission Comments/Questions
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the

item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR

10. 2012.0791T (A. RODGERS: (415) 558-6395)
BUSINESS AND TAX REGULATIONS CODE, POLICE CODE, AND PLANNING CODE - PARKING TAX SIMPLIFICATION FOR RESIDENTIAL PROPERTIES - [BOARD FILE NO. 12-0631] - The Planning Commission will consider a proposed Ordinance introduced by Supervisor Wiener that would 1) amend the San Francisco Business and Tax Regulations Code by adding Section 609 to establish Parking Tax Simplification for Residential Properties to relieve residential property owners and managers renting five or fewer parking spaces in Parking Stations physically attached to or otherwise associated with the building from the requirement to: (a) obtain a certificate of authority, (b) make monthly tax prepayments, (c) obtain a parking tax bond, and (d) providing amnesty from parking taxes, interest, penalties and fees owed for tax periods more than 24 months prior to the effective date of the Ordinance; 2) amend the Business and Tax Regulations Code Section 2219.7 to exempt property owners and managers registered pursuant to Section 609 from the requirement to pay the Revenue Control Equipment compliance fee; 3) amend the Planning Code Section 204.5 to allow as an accessory use up to five dwelling unit parking spaces to be leased to persons living off-site anywhere in the City; and 4) amend the Police Code Section 1215 to eliminate the requirement to hold a commercial parking permit for property owners and managers registered pursuant to Section 609 of the Business and Tax Regulations Code. The proposed Ordinance is before the Commission so that it may review the Planning Code amendment and recommend adoption, rejection, or adoption with modifications to the Board of Supervisors, and adopt findings, including environmental findings and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1 and Section 302 findings. Preliminary Recommendation: Approval.
11. 2011.0931EC (A. HOLLISTER: (415) 575-9078)
4-20 OCTAVIA BOULEVARD (A.K.A. 8 OCTAVIA BOULEVARD & PARCEL "V") - lot bounded by Octavia Boulevard, Haight Street, and Market Street, Lot 011 of Assessor's Block 0855 - **Request for Conditional Use Authorization to 1) Allow development on a lot exceeding 10,000 square feet, and 2) Allow off-street parking access from Octavia Boulevard.** The proposal is to construct a new five- to nine-story development on a vacant lot containing up to 49 dwelling units, approximately 2,000 square feet of ground floor commercial uses, 24 off-street residential parking spaces and one off-street commercial parking space within an underground garage.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of August 9, 2012)
12. 2012.0641C (E. WATTY: (415) 558-6620)
933-949 STOCKTON STREET - southwest corner of Stockton and Washington Streets; Lot 001 in Assessor's Block 0211 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 812.82, 890.80, 812.14, 145.3, and 303, to allow construction of the Chinatown Transit Subway Station entrance structure (a "Public Use") with street frontages greater than 50 feet within the Chinatown Residential Neighborhood Commercial Zoning District, Chinatown Transit Station Special Use District, and 65-85-N Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of August 9, 2012)
- 13a. 2012.0110CEV (M. SMITH: (415) 558-6322)
2175 MARKET STREET - southeast corner of Market and 15th Streets; Lot 011 in Assessor's Block 3543 - **Request for Conditional Use Authorization**, pursuant to

various Planning Code Sections: Sec. 207.6, for an exception to the dwelling mix requirement; Sec. 733.11, to develop a lot exceeding 9,999 square feet; Sec. 733.44, to establish a Restaurant use; and Sec. 303, for a project proposing to demolish an existing gas station and construct a new 65-foot-tall, six-story, approximately 79,945-square-foot (104,413 -square-feet including parking), mixed-use building containing 88 dwelling units and approximately 7,300 square feet of retail space at the ground floor, a portion of which would be occupied by a yet to be determined restaurant use as defined in Section 790.91 of the Code. The proposed building would contain 44 off-street parking spaces within an underground parking garage and provide approximately 7,100 square feet of common usable open space. The project site is located within the Upper Market Street NCT (Neighborhood Commercial Transit) District and a 65-X/40-X Height and Bulk District and within the Market and Octavia Area Plan. CEQA (California Environmental Quality Act) Findings will also be adopted as part of the project approvals.
Preliminary Recommendation: Approval with Conditions

- 13b. 2012.0110CEV (M. SMITH: (415) 558-6322)
2175 MARKET STREET - southeast corner of Market and 15th Streets; Lot 011 in Assessor's Block 3543 - **Request for Variances** from various Planning Code Sections: Sec. 134, for rear yard; Sec. 145.1, for a ground floor non-residential ceiling height that is less than 14-feet in height; Sec. 135, for open space exposure; and Sec. 140, for dwelling unit exposure for a project proposing to demolish an existing gas station and construct a new 65-foot-tall, six-story, approximately 79,945-square-foot (104,413 -square-feet including parking), mixed-use building containing 88 dwelling units and approximately 7,300 square feet of retail space at the ground floor, a portion of which would be occupied by a yet to be determined restaurant use as defined in Section 790.91 of the Code. The proposed building would contain 44 off-street parking spaces within an underground parking garage and provide approximately 7,100 square feet of common usable open space. The project site is located within the Upper Market Street NCT (Neighborhood Commercial Transit) District and a 65-X/40-X Height and Bulk District and within the Market and Octavia Area Plan.
14. 2012.0847D (G. CABREROS: (415) 558-6159)
28-30 TOLEDO WAY - north side between Pierce Street and Mallorca Way, Lot 012 in Assessor's Block 0466A - **Request for Discretionary Review** of Building Permit Application No. 2011.07.26.1070 proposing to enlarge the partial fourth floor of the existing four-story, two-unit building within the RH-2 (Residential House, Two-Family) Zoning District and the 40-X Height and Bulk District. New rear balconies and front facade alterations are also proposed including window replacements and construction of a tiled parapet.
Abbreviated Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve
15. 2011.0761DD (T. WANG: (415) 558-6335)
611 BUENA VISTA WEST - on the west side of Buena Vista West Avenue between Frederick and Java streets; Lot 004 in Assessor's Block 2603 - **Requests for Discretionary Review** of Building Permit Application No. 2011.05.04.5332, proposing to construct a third-story vertical addition to an existing two-story over basement, single-family dwelling within an RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.
Full Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve
16. 2012.0723D (R. SUCRE: (415) 575-9108)
1050 VALENCIA STREET - southwest corner of Hill and Valencia Streets, Lot 008 in Assessor's Block 3617 - **Request for Discretionary Review** of Building Permit Application Nos. 2010.12.27.7436 (Demolition) and 2010.12.27.7437 (New

Construction) proposing to demolish an existing one-story building and construct a new, 55-ft tall, five-story-over-basement, mixed use building containing twelve dwelling units and ground floor commercial within the Valencia St NCT (Neighborhood Commercial Transit) Zoning District and the 55-X Height and Bulk District.

Full Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

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Adjournment

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, September 13, 2012
12:00 PM
Regular Meeting

GOVERNMENT
DOCUMENTS DEPT
SEP - 7 2012

SAN FRANCISCO
PUBLIC LIBRARY

President: Rodney Fong
Vice-President: Cindy Wu
Commissioners: Michael J. Antonini; Gwyneth Borden; Rich Hillis,
Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

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Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 76

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Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sott@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 PM _____

ROLL CALL:

President: Rodney Fong
Vice-President: Cindy Wu
Commissioners: Michael J. Antonini; Gwyneth Borden; Rich Hillis;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2012.0371B (D. SÁNCHEZ: (415) 575-9082)
100 POTRERO AVENUE - southwest corner of Alameda Street and Potrero Avenue, Lot 001 in Assessor's Block 3920 - **Request for Office Development Authorization** pursuant to Planning Code Sections 179.1 and 321 to establish 70,070 gross square feet of office use under the Eastern Neighborhoods Legitimization Program in the PDR-1-G (Production, Distribution, Repair - General) District and 58-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to September 20, 2012)
2. 2011.0277C (M. WOODS: (415) 558-6315)
2750 JACKSON STREET - northwest corner at Scott Street; Lot 018 in Assessor's Block 0978 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 209.3(g), 209.9(b), 303 and 304 to authorize a Planned Unit Development to allow the expansion of a private elementary and middle school (Town School for Boys), consisting of excavation for a new multi-purpose room and the renovation of existing facilities, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The project requires modifications to the rear yard and parking requirements of the Planning Code.
Preliminary Recommendation: Pending
(Proposed for Continuance to September 20, 2012)
3. 2012.0822C (C. LAMORENA: (415) 575-9085)
1865 POST STREET - south side between Fillmore and Webster Streets; Lot 002 in Assessor's Block 0701 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 249.31, 303, and 712.48, to add a new use size in excess of 4,000 square feet as an "Other Entertainment" use to an existing restaurant (d.b.a. Pa'ina Lounge and Restaurant) within the NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District, Japantown Special Use District, and 50-X Height and Bulk District. The proposal would add live and amplified music during the restaurant's evening operating hours.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of August 16, 2012)
(Proposed for Continuance to September 20, 2012)
4. 2012.0082DD (G. CABREROS: (415) 558-6169)
1856 PACIFIC AVENUE - north side between Franklin and Gough Streets; Lot 011 in Assessor's Block 0576 - **Requests for Discretionary Review** of Building Permit Application No. 2010.03.29.9153 proposing to redesign the existing front façade and to construct one additional floor onto the existing four-story, 11-unit building within the RM-3 (Residential, Mixed, Medium Density) Zoning District and an 80-X Height and Bulk District.

Preliminary Recommendation: Pending
(Proposed for Continuance to October 25, 2012)

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

5. 2011.1049B (D. SÁNCHEZ: (415) 575-9082)
1098 HARRISON STREET - north side of Harrison Street between 7th and Sherman Streets, Lot 017 in Assessor's Block 3754 - **Request for Office Development Authorization** pursuant to Planning Code Sections 179.1 and 321 to establish 42,039 gross square feet of office use under the Eastern Neighborhoods Legitimization Program in the MUG (Mixed Use General) District and 65-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
6. 2012.0953C (D. SÁNCHEZ: (415) 575-9082)
1195 EVANS AVENUE - southeast corner of Evans Avenue and Keith Street; Lot 016 in Assessor's Block 4602A - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 226(h) and 303 to expand an existing brewery (d.b.a. Speakeasy Ales and Lagers) 4,635 square feet into an adjacent warehouse space within the PDR-2 (Core Production Distribution and Repair) District and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
- 7a. 2012.0358CV (P. LAVALLEY: (415) 575-9084)
180 JONES STREET/181 TURK STREET - southeast corner of Jones and Turk Streets, Assessor's Block 0343, Lot 014 - **Request for an amendment to the conditions of approval for a previously approved Conditional Use Authorization under Planning Code Sections 161(h), 253, and 303.** The proposal would amend the conditions of approval to extend the performance period for an additional three years for a previously approved project (Case No. 2005.0267CV, Motion No. 17838) to demolish an existing surface parking lot and construct an 8-story, mixed-use development containing up to 37 residential units, approximately 2,700 square feet of ground floor retail space, and a reduction in required off-street parking for a total of 8 off-street parking spaces. The amendment proposes no changes to the design or intensity of the project as originally approved. The Zoning Administrator will hear a related request for extension of a previously approved exposure variance and rear yard modification. The subject property is within the Uptown Tenderloin National Register District, the RC-4 (Residential-Commercial, High Density) District, the North of Market Special Use District, Subarea #1, and an 80-120-T Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
- 7b. 2012.0358CV (P. LAVALLEY: (415) 575-9084)
180 JONES STREET/181 TURK STREET - southeast corner of Jones and Turk Streets, Assessor's Block 0343, Lot 014 - **Request for three year time extension of Variances** for previously approved project from dwelling-unit exposure requirements of Planning Code Section 140 and for a rear yard modification pursuant to Planning Code Section 134(f)(1). The previously approved project is to demolish an existing surface parking lot and construct an 8-story, mixed-use development containing up to 37 residential units, approximately 2,700 square feet of ground floor retail space, and up to 8 off-street parking spaces. The amendment proposes no changes to the design or intensity of the

project as originally approved. The subject property is within the Uptown Tenderloin National Register District, the RC-4 (Residential-Commercial, High Density) District, the North of Market Special Use District, Subarea #1, and an 80-120-T Height and Bulk District.

C. COMMISSIONERS' QUESTIONS AND MATTERS

8. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. DIRECTOR'S REPORT

9. Director's Announcements

10. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

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F. REGULAR CALENDAR

11. (N. HRUSHOWY: (415) 558-6471)

BETTER MARKET STREET - **Informational presentation** - The Better Market Street (BMS) Project is a multiagency effort that will redesign Market Street from The Embarcadero to Octavia Boulevard. Led by the Department of Public Works (DPW), the team includes the Planning Department as the urban design lead and the Municipal Transportation Agency as the transportation lead. The Transportation Authority administers the consultant contract and advises on transportation. The Office of Economic and Workforce Development coordinates parallel efforts to revitalize Central Market Street. DPW will provide an informational presentation on the project, including its goals, early concepts and next steps.

Preliminary Recommendation: None required; informational presentation only.

12. (B. BENDIX: (415) 575-9114)

2012.0561C
901 VALENCIA STREET - northeast corner of the intersection of Valencia and 20th Streets, Lot 042 in Assessor's Block 3609 - **Request for Conditional Use Authorization** under Planning Code Section 726.48 to establish an entertainment use as part of the existing restaurant use (d.b.a. La Rondalla). The proposal does not include any increase to the existing building envelope or changes to the façade. The project is within the Valencia Street Neighborhood Commercial Transit Zoning District and a 50-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

13. 2011.1050DD (A. STARR: (415) 558-6362)
2807 CLAY STREET - south side between Divisadero and Scott Streets; Lot 036 in Assessor's Block 1003 - **Requests for Discretionary Review** of Building Permit Application No. 2011.02.04.9665 proposing to extend the existing first and second floors approximately 29 feet to the rear and construct a one-story vertical addition that will be set back approximately 23.5 feet from the front bay window and extend to the new rear wall of the first and second floors of the two-story, two-unit building within the RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.
Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve
(Continued from Regular Meeting of August 16, 2012)

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Adjournment

**SAN FRANCISCO
PLANNING COMMISSION
Notice of
Special Meeting
Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, September 20, 2012
11:00 AM
Special Meeting**

GOVERNMENT
DOCUMENTS DEPT

SEP 17 2012

President: Rodney Fong
Vice-President: Cindy Wu
Commissioners: Michael J. Antonini; Gwyneth Borden; Rich Hillis; Kathrin Moore; Hisashi Sugaya
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Accessible Meeting Policy

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

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These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

11:00 AM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rich Hillis; Kathrin Moore; Hisashi Sugaya

CLOSED SESSION:

1. Public Comments on Matters to be discussed in Closed Session.
2. Consider Adoption of Motion on Whether to Assert the Attorney-Client Privilege Regarding the Matters Listed Below as Conference With Legal Counsel. (San Francisco Administrative Code Section 67.10(d).)

THE PLANNING COMMISSION WILL GO INTO CLOSED SESSION TO DISCUSS THE FOLLOWING:

3. Conference with Legal Counsel - Pursuant to California Government Code Section 54956.9(c) and San Francisco Administrative Code Section 67.10(d) to discuss whether to initiate litigation with respect to the Academy of Art University. Anticipated Litigation: As Plaintiff. (Office of the City Attorney)

FOLLOWING THE CLOSED SESSION, THE PLANNING COMMISSION WILL RECONVENE IN OPEN SESSION.

5. The Planning Commission will make an announcement following Closed Session and will consider a motion regarding whether to disclose the discussions during Closed Session.

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, September 20, 2012
12:00 PM
Regular Meeting

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SEP 17 2012

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President: Rodney Fong
Vice-President: Cindy Wu
Commissioners: Michael J. Antonini; Gwyneth Borden; Rich Hillis,
Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Case reports and relevant materials are linked to the items on calendar at the above web site.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

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12:00 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rich Hillis; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2012.0145C (S. VELLVE: (415) 558-6263)
1727 HAIGHT STREET - south side between Cole and Shrader Streets; Lot 023 in Assessor's Block 1248 - **Request for Conditional use authorization**, pursuant to Planning Code Sections 186.1 (expansion of nonconforming use), 228.4 (discontinuance of a single-screen movie theatre), 719.21 (use size exceeding 2,500 square feet), 719.48 (Other Entertainment), and 303, to allow the expansion of a restaurant/bar (dba The Alembic Bar) into the former Red Vic theatre area, create an event space allowing "other entertainment" at the rear of the building and create retail space at the front of the approximately 4,800 square foot one-story wholly commercial building within the Haight Street Neighborhood Commercial District, The Haight Street Alcohol Restricted Use Subdistrict (RUSD) and 40-X Height and Bulk District. Expansion of the building is not proposed.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to October 4, 2012)
2. 2012.0928DDD (R. SUCRE: (415) 575-9108)
2000 20th STREET - northwest corner of De Haro and 20th Streets, Lot 023 in Assessor's Block 4072 - **Request for Discretionary Review** of Building Permit Application No. 2010.12.01.5856 (Alteration) proposing to construct a one-story vertical addition on an existing two-story building containing one dwelling unit within the RM-4 (Residential; Mixed, Low Density) Zoning District and the 40-X Height and Bulk District.
Full Discretionary Review
Preliminary Recommendation: Pending
(Proposed for Continuance to October 11, 2012)
- 3a. 2012.0110CEV (M. SMITH: (415) 558-6322)
2175 MARKET STREET - southeast corner of Market and 15th Streets; Lot 011 in Assessor's Block 3543 - **Request for Conditional Use Authorization**, pursuant to various Planning Code Sections: Sec. 207.6, for an exception to the dwelling mix requirement; Sec. 733.11, to develop a lot exceeding 9,999 square feet; Sec. 733.44, to establish a Restaurant use; and Sec. 303, for a project proposing to demolish an existing gas station and construct a new 65-foot-tall, six-story, approximately 79,945-square-foot (104,413 -square-feet including parking), mixed-use building containing 88 dwelling units and approximately 7,300 square feet of retail space at the ground floor, a portion of which would be occupied by a yet to be determined restaurant use as defined in Section 790.91 of the Code. The proposed building would contain 44 off-street parking spaces within an underground parking garage and provide approximately 7,100 square feet of common usable open space. The project site is located within the Upper Market Street NCT (Neighborhood Commercial Transit) District and a 65-X/40-X Height and Bulk District and within the Market and Octavia Area Plan. CEQA (California Environmental Quality Act) Findings will also be adopted as part of the project approvals.
Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of September 6, 2012)
(Proposed for Continuance to October 4, 2012)

- 3b. 2012.0110CEV (M. SMITH: (415) 558-6322)
2175 MARKET STREET - southeast corner of Market and 15th Streets; Lot 011 in Assessor's Block 3543 - **Request for Variances** from various Planning Code Sections: Sec. 134, for rear yard; Sec. 145.1, for a ground floor non-residential ceiling height that is less than 14-feet in height; Sec. 135, for open space exposure; and Sec. 140, for dwelling unit exposure for a project proposing to demolish an existing gas station and construct a new 65-foot-tall, six-story, approximately 79,945-square-foot (104,413 - square-feet including parking), mixed-use building containing 88 dwelling units and approximately 7,300 square feet of retail space at the ground floor, a portion of which would be occupied by a yet to be determined restaurant use as defined in Section 790.91 of the Code. The proposed building would contain 44 off-street parking spaces within an underground parking garage and provide approximately 7,100 square feet of common usable open space. The project site is located within the Upper Market Street NCT (Neighborhood Commercial Transit) District and a 65-X/40-X Height and Bulk District and within the Market and Octavia Area Plan.
 (Continued from Regular Meeting of September 6, 2012)
(Proposed for Continuance to October 4, 2012)
4. 2012.0211D (G. CABREROS: (415) 558-6169)
2764 GREENWICH STREET - north side between Broderick and Baker Streets; Lot 053 in Assessor's Block 0939 - **Request for Discretionary Review** of Building Permit Application No. 2010.03.24.8854 proposing to construct front and rear horizontal additions and a vertical addition to the existing three-story, single-family dwelling within the RH-2 (Residential, House, Two-Family) Zoning District and the 40-X Height and Bulk District.
 Staff Analysis: Abbreviated Discretionary Review
 Preliminary Recommendation: Do not take Discretionary Review and Approve
 (Continued from Regular Meeting of June 28, 2012)
(Proposed for Continuance to May 2, 2013)

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

5. 2012.0371B (D. SÁNCHEZ: (415) 575-9082)
100 POTRERO AVENUE – southwest corner of Alameda Street and Potrero Avenue, Lot 001 in Assessor's Block 3920 - **Request for Office Development Authorization** pursuant to Planning Code Sections 179.1 and 321 to establish 70,070 gross square feet of office use under the Eastern Neighborhoods Legitimization Program in the PDR-1-G (Production, Distribution, Repair - General) District and 58-X Height and Bulk District.
 Preliminary Recommendation: Approval with Conditions
 (Continued from Regular Meeting of September 13, 2012)
6. 2007.0039E (S. SMITH: (415) 558-6373)
SAN ANTONIO BACKUP PIPELINE - **Certification of the Final Environmental Impact Report** - The San Francisco Public Utilities Commission (SFPUC) is proposing the San Antonio Backup Pipeline (SABPL) project. The project would provide reliable conveyance capacity for discharges of water out of the SFPUC regional water system. Proposed improvements include a 7,000-foot-long backup pipeline, discharge facilities, a pump

station and wet well, ancillary pipelines, and a cutoff wall to facilitate water management in an existing quarry pit. All project components would be located in the Sunol Valley, an unincorporated area of Alameda County, on lands owned by the City and County of San Francisco and managed by the SPFUC.

Preliminary Recommendation: Certify the Environmental Impact Report.

B. COMMISSIONERS' QUESTIONS AND MATTERS

7. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

8. Director's Announcements

9. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

10. 2010.0493E (J. NAVARRETE: 575-9040)
THE 34th AMERICA'S CUP PROJECT – Informational Item. The 34th America's Cup project sponsors—the City and County of San Francisco (CCSF or City) and the America's Cup Event Authority—are hosting the 34th America's Cup (AC34) sailing races in San Francisco Bay. A series of AC34 yacht races would be held in San Francisco Bay in 2012 (America's Cup World Series) and in 2013 (Louis Vuitton Cup, America's Cup Challenger Series; potential America's Cup Defender Selection Series; and the Match). Several of the venues proposed for the AC34 events are piers, water areas, and facilities managed by the Port of San Francisco (Port) including piers and water basins/water areas on the northeastern waterfront and Pier 80. The project is being coordinated with the Port's construction of the James R. Herman Cruise Terminal on Piers 27-29, which began construction in early 2012, and the shell and core of the cruise terminal structure is proposed to be used in 2013 as part of the America's Cup Village. Various other venues are proposed for spectator-related activities, some of which are under the jurisdiction of other city, state or federal agencies, including Marina Green, Fort Mason, Aquatic Park, Alcatraz Island, San Francisco Civic Center, Union Square, and Justin Herman Plaza.

Most of the facilities required to accommodate the two-year event would be temporary improvements to be removed at the conclusions of the events, although certain permanent infrastructure improvements would be required at some of the proposed venue sites within the Port's jurisdiction. The proposed project also includes a number of implementation plans that address transportation management, waste management, parks coordination and management, sustainability, water and air traffic, public safety, youth involvement, and workforce development.

Preliminary Recommendation: No action required.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the

item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

11. 2012.0033U (K. DISCHINGER: (415) 558-6284)
218 – 220 BUCHANAN STREET (aka 55 LAGUNA STREET) IN-KIND AGREEMENT - the Project sponsor requests a waiver from the impact fee obligation under Section 421.3 Market and Octavia Community Infrastructure Impact Fee, per the City and the Project Sponsors "In-Kind Agreement" for the provision of a new public park, community center, and community garden at 55 Laguna Street. This project is within the Market and Octavia Plan Area. The proposed improvements were approved by the Planning Commission; approval of this agreement will formalize the community improvements agreement. Preliminary Recommendation: Approval
(Continued from Regular Meeting of August 16, 2012)
NOTE: On August 16, 2012, following public testimony, the Commission took a motion of intent to approve by a vote of (+5 -0). Commissioners Borden and Moore were absent. Final Language: 9/20/12.

F. REGULAR CALENDAR

12. 2011.0705L (M. CORRETTE: 415/558-6295)
MARKET STREET MASONRY DISCONTIGUOUS DISTRICT - MARKET AND FRANKLIN STREETS BETWEEN FELL STREET, VAN NESS AVENUE AND VALENCIA STREET.. Historic Preservation Commission Referral to Planning Commission for Recommendation on Landmark Designation of the following eight buildings (Assessor Parcel Number Block/Lot): 150 Franklin Street (0834/012); 20 Franklin street aka 1580-1598 Market Street (0836/010); 1649-1651 Market Street (3504/001); 1657 Market Street (3504/046); 1666-1668 Market Street (0854/004); 1670-1680 Market Street (0854/005); 1687 Market Street (3504/040) and 1693-1695 Market Street (3504/038) as an Article 10 Landmark District pursuant to Section 1004.2(c) of the Planning Code. The Planning Commission's comments shall (i) address the consistency of the proposed designation with the policies embodied in the General Plan and the priority policies of Section 101.1 of the Planning Code, particularly the provision of housing to meet the City's Regional Housing Needs Allocation, and the provision of housing near transit corridors; (ii) identify any amendments to the General Plan necessary to facilitate adoption of the proposed designation; and (iii) evaluate whether the district would conflict with the Sustainable Communities Strategy for the Bay Area. Consideration by the Board of Supervisors will occur at a public hearing and will be noticed separately for a future date.
Preliminary Recommendation: Approval.
13. 2011.0148E (D. LEWIS: (415) 575-9095)
MINNIE AND LOVIE WARD PLAYFIELDS RENOVATION - 650 CAPITOL AVENUE - intersection of Capitol and Montana Avenues; Lot 1 in Assessor's Block 7068 - **Appeal of a Preliminary Mitigated Negative Declaration.** The San Francisco Recreation and Park Department is proposing to renovate this 6.1-acre public sports facility, involving the replacement of grass playfields with synthetic turf and the installation of twelve 60- to 80-foot-tall light standards. The project would also include the following: replacement of bleachers; replacement of the metal chain link fence with black vinyl fence; replacement

of baseball backstops and dugout areas; installation of new spectator amenities; improvement of pedestrian walkway and other infrastructure; and removal and replacement of up to 21 on-site trees. The project site is located in a Public Use District and a 40-X Height and Bulk District.

Preliminary Recommendation: Uphold the Preliminary Mitigated Negative Declaration
(Continued from Regular Meeting of June 28, 2012)

14. 2011.0277C (M. WOODS: (415) 558-6315)
2750 JACKSON STREET – northwest corner at Scott Street; Lot 018 in Assessor's Block 0978 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 209.3(g), 209.9(b), 303 and 304 to authorize a Planned Unit Development to allow the expansion of a private elementary and middle school (Town School for Boys), consisting of excavation for a new multi-purpose room and the renovation of existing facilities, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The project requires modifications to the rear yard and parking requirements of the Planning Code.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of September 13, 2012)
15. 2012.0822C (C. LAMORENA: (415) 575-9085)
1865 POST STREET - south side between Fillmore and Webster Streets; Lot 002 in Assessor's Block 0701 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 249.31, 303, and 712.48, to add a new use size in excess of 4,000 square feet as an "Other Entertainment" use to an existing restaurant (d.b.a. Pa'ina Lounge and Restaurant) within the NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District, Japantown Special Use District, and 50-X Height and Bulk District. The proposal would add live and amplified music during the restaurant's evening operating hours.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of September 13, 2012)
16. 2012.0206C (M. SMITH: (415) 558-6322)
2299 MARKET STREET - south side of the intersection of Market, Noe, and 16th Streets, Lot 091 in Assessor's Block 3564 - **Request for Conditional Use Authorization** - pursuant to Planning Code Sections 703.4, 721.21, 721.49 and 303 to establish an approximately 3,300 square-foot, formula retail, bank (d.b.a. "Bank of the West") in the vacant ground floor commercial space of a newly constructed mixed-use building that is currently under construction. The bank would offer ATM service in an area that is recessed from the sidewalk. The subject property is located within the Upper Market Street Neighborhood Commercial District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
17. 2012.0876D (M. SMITH: (415) 558-6322)
613 FAXON AVENUE - west side between Ocean Avenue and Elmwood Way; Lot 010 in Assessor's Block 3191 - **Request for Discretionary Review** of Building Permit Application No. 2012.04.18.8543 proposing to convert the existing vacant commercial space into an approximately 2,000 square-foot restaurant use d.b.a "Champa Garden". The project includes interior and exterior tenant improvements to the space but would not enlarge the building. The proposed use has been determined not to be a formula retail use. The subject property is located within the Ocean Avenue NCT (Neighborhood Commercial, Transit) District, a 45-X Height and Bulk District, and the Balboa Park Area Plan.
Staff Analysis: Full DR
Preliminary Recommendation: Do not take Discretionary Review and Approve

18. 2011.1050DD (A. STARR: (415) 558-6362)
2807 CLAY STREET - south side between Divisadero and Scott Streets; Lot 036 in Assessor's Block 1003 - **Requests for Discretionary Review** of Building Permit Application No. 2011.02.04.9665 proposing to extend the existing first and second floors approximately 29 feet to the rear and construct a one-story vertical addition that will be set back approximately 23.5 feet from the front bay window and extend to the new rear wall of the first and second floors of the two-story, two-unit building within the RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.
Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve
(Continued from Regular Meeting of September 13, 2012)

G. PUBLIC COMMENT

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment

September 27, 2012 - Regular Meeting

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400

City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, September 27, 2012

12:00 PM

Regular Meeting

President: Rodney Fong
Vice-President: Cindy Wu
Commissioners: Michael J. Antonini; Gwyneth Borden; Rich Hillis,
Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

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View the broadcast live, Thursdays on Cable Channel 78.
And
The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26*

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

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Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rich Hillis; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2011.1407D (M. WOODS: (415) 558-6315)

2935-37 PIERCE STREET - west side between Filbert and Union Streets; Lot 002 in Assessor's Block 0536 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317, of Building Permit Application No. 2011.11.02.8104, proposing to convert the building's authorized use from two units to a single-family residence in a RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District

BUILDING PERMIT APPLICATION WITHDRAWN

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

2. 2012.0453C (S. YOUNG: (415) 558-6346)

1414 VAN NESS AVENUE southeast corner of Austin Street and Van Ness Avenue, Lot 009 in Assessor's Block 0667 - **Request for Conditional Use Authorization** under Planning Code Sections 209.3(c) and 303 to allow the change of use of the existing ground floor retail space to an institutional use to allow for the proposed relocation of Miami Ad School's San Francisco campus from its current location at 415 Jackson Street to 1414 Van Ness Avenue. The project site is located within the RC-4 (Residential-Commercial, High Density) District and 130-V Height and Bulk District. The project site is also located within the Van Ness Special Use District and Van Ness Automotive Use District.

Preliminary Recommendation: Approval with Conditions

3. 2012.0610C (A. PUTRA: (415) 575-9079)

499 CASTRO STREET (A.K.A. 4092-4096 18TH STREET) - northeast corner of Castro and 18th Streets; Lot 057 in Assessor's Block 3582 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 715.44, and 303 to **allow the change of use of an existing ground floor commercial space from a limited-restaurant to a restaurant (d.b.a. KPOP Restaurant) within the Castro Street Neighborhood Commercial Zoning District, and a 40-X Height and Bulk District.**

C. COMMISSIONERS' QUESTIONS AND MATTERS**4. Commission Comments/Questions**

Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).

Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. DIRECTOR'S REPORT**5. Director's Announcements****6. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.****E. GENERAL PUBLIC COMMENT – 15 MINUTES**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR**7. 2007.0058K and 2008.0789K (J. SWITZKY: (415) 575-5815 / K. GUY: (415) 558-6163)**

INFORMATIONAL PRESENTATION ON SECTION 295 ACTIONS RELATED TO THE TRANSIT CENTER DISTRICT PLAN AND 101 1ST STREET (TRANSBAY TOWER) - The Transit Center District Plan was signed by Mayor Lee on August 8, 2012. Adoption of the Plan included reclassification of numerous parcels in the area to increase height limits, including a landmark tower site in front of the Transit Center with a height limit of 1,000 feet and several other nearby sites with height limits ranging from 600 to 850 feet. The Plan FEIR identified potential new shadows on up to nine open spaces under the jurisdiction of the Recreation & Parks Department that could be created cumulatively by likely development sites in the Plan area. Approval of these buildings would thus be subject to approval under

the procedures of Planning Code Section 295 (also known as "Prop K") by the Recreation & Parks and Planning Commissions. A joint hearing of both Commissions to consider such actions is scheduled for October 11, 2012. Planning Department staff will discuss the actions that will be before the Commissions on October 11 and provide a detailed analysis of the shadow considerations.
Preliminary Recommendation: Information Only – No Action.

8. 2010.1162C

(E. JACKSON: 415) 558-6363)

741 VALENCIA STREET - east side between 18th and 19th Streets; Lot 090 in Assessor's Block 3589 - **Public information hearing** to review compliance of Conditions of Approval for the hours of operation for the outdoor activity area per Motion 18337. The original project, approved by the Planning Commission on April 28, 2011, was the conversion of the vacant ground floor commercial unit of an existing two-story commercial and residential building at 741 Valencia Street to a new Full-Service Restaurant & Bar Establishment with an Outdoor Seating Area (dba Tacolizious) that exceeds the use size limitation of 3,000 square feet for the Zoning District. The project is located within the Valencia Street Neighborhood Commercial Transit District (Valencia NCT), a 55-X Height and Bulk District, and the Mission Alcoholic Beverage Special Use Subdistrict.

Preliminary Recommendation: Information Only – No Action.

11 2012.2440T

(K. HADDADAN: (415) 575-9068)

FIVE FOOT HEIGHT BONUS FOR ACTIVE GROUND FLOORS IN CASTRO STREET AND 24TH STREET- NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICTS - Ordinance amending the San Francisco Planning Code by: 1) amending Section 263.20 to permit a five feet ground floor height increase for active ground floor uses in the Castro Street and the 24th Street - Noe Valley Neighborhood Commercial Districts; 2) replacing the figure in Section 263.20; 3) amending Sections 715.1 and 728.1 to make reference to this height exception; and 4) making findings including environmental findings and findings of consistency with Planning Code Section 101.1 and the General Plan.

Preliminary Recommendation: Approval

10. 2012.1066U

(A. STARR: (415) 558-6362)

ESTABLISH THE SAN FRANCISCO RIGHT TO REVITALIZED HOUSING ORDINANCE AND SET CITY POLICY REGARDING THE RIGHT TO RETURN TO REVITALIZED PUBLIC HOUSING UNITS -

The Planning Commission will consider a proposed Ordinance that would amend the San Francisco Administrative Code, by adding Chapter 39, Sections 39.1 through 39.9, to establish the San Francisco Right to Revitalized Housing Ordinance and set City policy regarding the Right to Return to Revitalized Public Housing Units. The proposed Ordinance is before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.

Preliminary Recommendation: No Action at This Time

1&PQAD+G1UP 5 HJXDUU HNDU R 6 H&MPEHUIIIIIIIII

11. 2011.1050DD

(A. STARR: (415) 558-6362)

2807 CLAY STREET - south side between Divisadero and Scott Streets; Lot 036 in Assessor's Block 1003 - **Requests for Discretionary Review** of Building Permit Application No. 2011.02.04.9665 proposing to extend the existing first and second floors approximately 29 feet to the rear and construct a one-story vertical addition that will be set back approximately 23.5 feet from the front bay window and extend to the new rear wall of the first and second floors of the two-story, two-unit building within the RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do not take Discretionary Review and approve

18.F0M04-GIUP 5 HJXDU0 HXW R 6HMP EUIIIIIII

110 2009.0724D

(A. STARR: (415) 558-6362)

2833-2835 FILLMORE STREET - west side between Vallejo and Green Streets; Lot 043 in Assessor's Block 0558 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Demolition Permit Application No. 2012.03.05.5415, proposing to demolish a two-story-over-basement, two-unit residential building within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Take Discretionary Review and disapprove

12b. 2012.0888D

(A. STARR: (415) 558-6362)

2833-2835 FILLMORE STREET - west side between Vallejo and Green Streets; Lot 043 in Assessor's Block 0558 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Building Permit Application No. 2012.03.05.5407, proposing to construct a new two-story, two-unit residential building with a partially covered roof deck within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Take Discretionary Review and disapprove

12c. 2009.0724V

(A. STARR: (415) 558-6362)

2833-2835 FILLMORE STREET AND 2300 VALLEJO STREET - west side between Vallejo and Green Streets; Lots 043 and 044 in Assessor's Block 0558 - **Request for Variances**, pursuant to Planning, Code Sections 121, 132, 134, 140 and 151 to allow a lot size of less than the minimum lot area required by the Code, to allow encroachment of the proposed new building at 2833 - 2835 Fillmore Street into the required front setback, to allow encroachment of the proposed new building into the required rear yard, to allow one unit that would not meet the dwelling unit exposure requirement in the proposed new building and to allow parking for the proposed new building at 2833 - 2835 Fillmore Street to be located on the adjacent property at 2300 Vallejo Street. The proposal is to demolish the two-unit two-story-over-basement building located at 2833 - 2835 Fillmore Street and construct a new two-unit, two-story building with a partially covered roof deck. The roof deck would extend over the property line dividing 2833 - 2835 Fillmore Street and 2300 Vallejo Street and serve as open space for both the proposed building and the existing building at 2300 Vallejo Street. The project also includes a minor lot line adjustment between the two lots. Both properties are located in the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.

G. PUBLIC COMMENT

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public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, October 4, 2012

12:00 PM

Regular Meeting

GOVERNMENT
DOCUMENTS DEPT

SEP 28 2012

SAN FRANCISCO
PUBLIC LIBRARY

President:
Vice-President:
Commissioners:

Rodney Fong
Cindy Wu
Michael J. Antonini; Gwyneth Borden; Rich Hillis,
Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Case reports and relevant materials are linked to the items on calendar at the above web site.

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12:00 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rich Hillis; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this

1. 2012.0847D (G. CABREROS: (415) 558-6159)
28-30 TOLEDO WAY - north side between Pierce Street and Mallorca Way, Lot 012 in Assessor's Block 0466A - **Request for Discretionary Review** of Building Permit Application No. 2011.07.26.1070 proposing to enlarge the partial fourth floor of the existing four-story, two-unit building within the RH-2 (Residential House, Two-Family) Zoning District and the 40-X Height and Bulk District. New rear balconies and front facade alterations are also proposed including window replacements and construction of a tiled parapet.
Abbreviated Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve
(Continued from Regular Meeting of September 6, 2012)
NOTE: On September 6, 2012, following public testimony, the Commission continued the matter to October 4, 2012 by a vote of (+7 -0). Public hearing remains open.
(Proposed for Continuance to November 8, 2012)

B. COMMISSIONERS' QUESTIONS AND MATTERS

2. Commission Comments/Questions
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DIRECTOR'S REPORT

3. Director's Announcements
4. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

5. (A. RODGERS: (415)-558-6395)
SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY (BOARD FILE NO. 120898) - Informational Hearing on The Planning Commission will hear an informational presentation on a proposed Ordinance that would implement the State redevelopment dissolution law known as AB X1 26 (2011) in furtherance of the recently adopted amendments to that law known as AB 1484 and of previously adopted City policies, by 1)acknowledging that AB 1484 provides that the Successor Agency is a separate legal entity from the City, with the Successor Agency holding all of the

transferred assets and obligations of the former Redevelopment Agency (other than the affordable housing assets) distinct from the City, and with the Oversight Board performing specific functions set forth in the State redevelopment dissolution law; 2) officially naming the Successor Agency as the "Successor Agency to the Redevelopment Agency of the City and County of San Francisco"; 3) acknowledging that former Redevelopment Agency employees who became Successor Agency employees by operation of AB 26 and were assigned to R classifications, and who continued in those R classifications through the effective date of AB 1484, shall continue to be Successor Agency employees; 4) creating the Successor Agency Commission as the policy body of the Successor Agency and delegating to it the authority to act in place of the former Redevelopment Agency Commission to implement the surviving redevelopment projects, the replacement housing obligations and other enforceable obligations and the authority to take actions that the State redevelopment dissolution law requires or allows on behalf of the Successor Agency; 5) establishing the composition and terms of the members of the Successor Agency Commission, setting forth voting requirements and providing for the Successor Agency Commission to appoint an Executive Director of the Successor Agency; 6) authorizing the Successor Agency to retain the City Attorney as its legal counsel; 7) ratifying prior acts; and 8) authorizing and directing the Successor Agency Commission to take all appropriate steps to effectuate the purpose of this ordinance consistent with the State redevelopment dissolution law.

Preliminary Recommendation: None, this item is an informational hearing only.

D. GENERAL PUBLIC COMMENT – 15 MINUTES

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E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

6. 2012.0206C (M. SMITH: (415) 558-6322)
2299 MARKET STREET - south side of the intersection of Market, Noe, and 16th Streets, Lot 091 in Assessor's Block 3564 - **Request for Conditional Use Authorization** - pursuant to Planning Code Sections 703.4, 721.21, 721.49 and 303 to establish an approximately 3,300 square-foot, formula retail, bank (d.b.a. "Bank of the West") in the vacant ground floor commercial space of a newly constructed mixed-use building that is currently under construction. The bank would offer ATM service in an area that is recessed from the sidewalk. The subject property is located within the Upper Market Street Neighborhood Commercial District and a 50-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of September 20, 2012)

NOTE: On September 20, 2012, following public testimony, the Commission passed a motion of intent to approve with conditions by a vote (+7 -0). Public hearing closed. Final language/action scheduled for 10/4/12)

G. REGULAR CALENDAR

7. (S. DENNIS-PHILIPS: (415) 558-6384)
VISITACION VALLEY/ SCHLAGE LOCK PLAN UPDATE - **Informational hearing** on the status of the Visitacion Valley/ Schlage Lock plan and development project - The Visitacion Valley / Schlage Lock Design for Development document intended to guide implementation of the Visitacion Valley Redevelopment Plan and specifically the redevelopment of the former Schlage Lock factory site, was adopted by the Planning and Redevelopment Commissions in 2009. The dissolution of the San Francisco Redevelopment Agency in 2012 meant that tax increment funding would no longer be available to the Schlage Lock project. The Planning Department will be collaborating with the Mayor's Office of Economic and Workforce Development and the community to determine alternative paths for that project in the post-Redevelopment era. No action is required on this item.
8. (S. DENNIS-PHILIPS: (415) 558-6384)
SUSTAINABLE COMMUNITIES STRATEGY AND THE REGIONAL HOUSING NEEDS ALLOCATION - **Informational hearing** on the Sustainable Communities Strategy (SCS) and the Regional Housing Needs Allocation (RHNA). Senate Bill 375 requires the Bay Area to prepare an integrated land use, housing and transportation strategy by 2013 that demonstrates how the region will grow while meeting greenhouse gas reduction targets. This strategy is linked to the RHNA, which represents the share of housing each municipality must plan for in its Housing Element. Staff from Planning and the Mayor's Office of Housing will present the draft SCS, the housing allocation, and their implications for San Francisco. No action is required on this item.
9. (S. DENNIS-PHILIPS: (415) 558-6384)
SAN FRANCISCO TRANSPORTATION PLAN - **Informational hearing** on the San Francisco Transportation Plan (SFTP), the City's 25-year plan for investment priorities for our transportation system. Currently under development, the SFTP will help determine eligible transportation projects and/or agencies for federal, state, regional, or local transportation funding. Staff from the San Francisco County Transportation Authority will present an overview of SFTP progress. No action is required on this item.
10. 2012.0110E (D. LEWIS: (415) 575-9095)
2175 MARKET STREET - southeast corner of Market and 15th Streets; Lot 11 in Assessor's Block 3543 - **Appeal of a Preliminary Mitigated Negative Declaration** - The proposed project would involve demolition of an existing automotive gasoline and service station, and construction of an approximately 104,413-square-foot, mixed-use development containing 88 dwelling units, 6,286 square feet of ground-floor retail space, and 44 off-street parking spaces. The development would consist of two buildings connected by a shared podium: a 65-foot-tall, six-story building spanning the northwest side of the lot, fronting on Market Street and a 40-foot-tall, three-story building at the southeast corner of the lot, fronting on 15th Street. The project site is located in the Upper Market Street Neighborhood Commercial Transit District, a 40-X/60-X/65-X Height and Bulk District, and the Market and Octavia Area Plan.
Preliminary Recommendation: Uphold the Preliminary Mitigated Negative Declaration
(Continued from Regular Meeting of September 20, 2012)
- 11a. 2012.0110CEV (M. SMITH: (415) 558-6322)
2175 MARKET STREET - southeast corner of Market and 15th Streets; Lot 011 in Assessor's Block 3543 - **Request for Conditional Use Authorization**, pursuant to various Planning Code Sections: Sec. 207.6, for an exception to the dwelling mix requirement; Sec. 733.11, to develop a lot exceeding 9,999 square feet; Sec. 733.44, to establish a Restaurant use; and Sec. 303, for a project proposing to demolish an

existing gas station and construct a new 65-foot-tall, six-story, approximately 79,945-square-foot (104,413 -square-feet including parking), mixed-use building containing 88 dwelling units and approximately 7,300 square feet of retail space at the ground floor, a portion of which would be occupied by a yet to be determined restaurant use as defined in Section 790.91 of the Code. The proposed building would contain 44 off-street parking spaces within an underground parking garage and provide approximately 7,100 square feet of common usable open space. The project site is located within the Upper Market Street NCT (Neighborhood Commercial Transit) District and a 65-X/40-X Height and Bulk District and within the Market and Octavia Area Plan. CEQA (California Environmental Quality Act) Findings will also be adopted as part of the project approvals.

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of September 20, 2012)

- 11b. 2012.0110CEV (M. SMITH: (415) 558-6322)
2175 MARKET STREET - southeast corner of Market and 15th Streets; Lot 011 in Assessor's Block 3543 - **Request for Variances** from various Planning Code Sections: Sec. 134, for rear yard; Sec. 145.1, for a ground floor non-residential ceiling height that is less than 14-feet in height; Sec. 135, for open space exposure; and Sec. 140, for dwelling unit exposure for a project proposing to demolish an existing gas station and construct a new 65-foot-tall, six-story, approximately 79,945-square-foot (104,413 -square-feet including parking), mixed-use building containing 88 dwelling units and approximately 7,300 square feet of retail space at the ground floor, a portion of which would be occupied by a yet to be determined restaurant use as defined in Section 790.91 of the Code. The proposed building would contain 44 off-street parking spaces within an underground parking garage and provide approximately 7,100 square feet of common usable open space. The project site is located within the Upper Market Street NCT (Neighborhood Commercial Transit) District and a 65-X/40-X Height and Bulk District and within the Market and Octavia Area Plan.
 (Continued from Regular Meeting of September 20, 2012)

12. 2012.0145C (S. VELLVE: (415) 558-6263)
1727 HAIGHT STREET - south side between Cole and Shrader Streets; Lot 023 in Assessor's Block 1248 - **Request for Conditional use authorization**, pursuant to Planning Code Sections 186.1 (expansion of nonconforming use), 228.4 (discontinuance of a single-screen movie theatre), 719.21 (use size exceeding 2,500 square feet), 719.48 (Other Entertainment), and 303, to allow the expansion of a restaurant/bar (dba The Alembic Bar) into the former Red Vic theatre area, create an event space allowing "other entertainment" at the rear of the building and create retail space at the front of the approximately 4,800 square foot one-story wholly commercial building within the Haight Street Neighborhood Commercial District, The Haight Street Alcohol Restricted Use Subdistrict (RUSD) and 40-X Height and Bulk District. Expansion of the building is not proposed.
 Preliminary Recommendation: Approval with Conditions
 (Continued from Regular Meeting of September 20, 2012)

13. 2011.1050DD (A. STARR: (415) 558-6362)
2807 CLAY STREET - south side between Divisadero and Scott Streets; Lot 036 in Assessor's Block 1003 - **Requests for Discretionary Review** of Building Permit Application No. 2011.02.04.9665 proposing to extend the existing first and second floors approximately 29 feet to the rear and construct a one-story vertical addition that will be set back approximately 23.5 feet from the front bay window and extend to the new rear wall of the first and second floors of the two-story, two-unit building within the RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.
 Staff Analysis: Abbreviated Discretionary Review
 Preliminary Recommendation: Do not take Discretionary Review and approve
 (Continued from Regular Meeting of September 27, 2012)

14. 2012.0662D (A.STARR: (415) 558-6362)
3014 CALIFORNIA STREET - north side between Lyon and Baker Streets; Lot 010 in Assessor's Block 1023 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(e), of Building Permit Application No. 2012.06.26.3418, proposing to legalize the reconfiguration of the two-story-over-garage, two-unit residential building to a one-unit residential building within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.
Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Take Discretionary Review and disapprove

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment

SF
C55
#1
10/11/12
joint

SAN FRANCISCO PLANNING COMMISSION & RECREATION & PARK COMMISSION

Notice and Calendar of Joint Meeting

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, October 11, 2012

10:00 AM

Special Meeting

GOVERNMENT
DOCUMENTS DEPT

OCT - 4 2012

**PLANNING
COMMISSION:**

President:
Vice-President:
Commissioners:

Rodney Fong
Cindy Wu
Michael J. Antonini; Gwyneth Borden;
Rich Hillis Kathrin Moore; Hisashi Sugaya

SAN FRANCISCO
PUBLIC LIBRARY

**RECREATION AND PARK
COMMISSION:**

President:
Vice President:
Commissioners:

Mark Buell
Tom Harrison
Paige Arata, Gloria Bonilla,
David E. Lee, Meagan Levitan, Larry Martin

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any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sotf@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

A. SPECIAL CALENDAR

NOTE: The Joint Commissions will hold one public hearing for the public to provide testimony on all items listed below. Following the public hearing, 1) the Planning Commission will act jointly with the Recreation and Park Commission to consider action to raise the cumulative shadow limits on various parks (listed in item 1 below) that could be shadowed by development pursuant to the Transit Center District Plan, and incorporate additional qualitative criteria for two additional parks (listed in item 1 below); and 2) the Recreation and Park Commission will consider making a recommendation to the Planning Commission regarding the possible adverse impact of shadow on various parks (listed in item 2 below).

1. 2007.0058K (J. SWITZKY 415.575.6815, K. GUY 415.558.6163)
SECTION 295 ACTIONS RELATED TO THE TRANSIT CENTER DISTRICT PLAN. Discussion and possible joint action by the Planning Commission and Recreation and Park Commission to (1) amend the Section 295 Implementation Memo adopted in 1989 to (a) raise the absolute cumulative shadow limits on seven park properties (Union Square, St. Mary's Square, Portsmouth Square, Justin Herman Plaza, Maritime Plaza, Willie "Woo Woo" Wong Playground, and Boeddeker Park) that could be shadowed by development pursuant to the Transit Center District Plan, and (b) incorporate additional qualitative criteria for nine parks (the previously listed seven parks, plus Woh Hei Yuen Park and Chinese Recreation Center) that describe the quantity, coverage area, duration, times of day, and times of year of new shadows; and (2) adopt findings under the California Environmental Quality Act ("CEQA").
(PLANNING COMMISSION AND RECREATION AND PARK COMMISSION JOINT ACTION)

The Transit Center District Plan ("Plan") (bounded by Market Street to the north, Steuart Street to the East, Folsom Street to the south, and a boundary line located between Second and Third Streets on the west) was signed by Mayor Lee on August 8, 2012. Adoption of the Plan included reclassification of numerous parcels in the area to increase height limits, including a landmark tower site in front of the Transit Center with a height limit of 1,000 feet and several other nearby sites with height limits ranging from 600 to 850 feet. The Plan Final Environmental Impact Report ("FEIR") identified potential new shadows that could be created cumulatively by likely development sites in the Plan area on up to nine open spaces under the jurisdiction of the Recreation & Park Department. Approval of these buildings would thus be subject to approval under the procedures of Planning Code Section 295 (also known as "Prop K" or the "Sunlight Ordinance") by the Recreation & Park and Planning Commissions. In order to implement the Plan, which is a holistic update to the Downtown Plan and the open space system in place at the time of the 1989 Memo, the Planning Department recommends amending the 1989 Memo to comprehensively revise the absolute cumulative limits ("ACLs") for seven downtown parks based on the cumulative potential shading by future buildings anticipated in the Plan's zoning framework and as analyzed in the Plan EIR.

Preliminary Recommendation: Amend 1989 Implementation Memo and adopt CEQA findings.

2. 2008.0789K (K. MAUNEY-BRODEK 415.575.5601)
101 1ST STREET (A.K.A. TRANSBAY TOWER; BLOCK 3720 LOT 001) – south side of Mission Street between 1st and Fremont Streets - Discussion and possible action by the Recreation and Park Commission to (1) recommend to the Planning Commission that the net new shadow from the proposed project at 101 First Street will not have an adverse impact on Union Square, St. Mary's Square, Portsmouth Square, Justin Herman Plaza, Maritime Plaza, Woh Hei Yuen Park, Chinese Recreation Center, and Boeddeker Park, as required by Planning Code Section 295 (the Sunlight Ordinance); (2) allocate net new shadow to the proposed project at 101 First Street for the following six park properties: Union Square, St. Mary's Square, Portsmouth Square, Justin Herman Plaza, Maritime Plaza, and Boeddeker Park, and (3) adopt findings under the California Environmental Quality Act ("CEQA").
(RECREATION AND PARK COMMISSION ACTION ONLY)

The Project proposes to construct a new 61-story office building with lower-level retail space, open space, and subterranean parking. The proposed building would reach a roof height of 912 feet, with a mechanical parapet reaching a height of 970 feet and a metal lattice crown feature reaching a height of 1,070 feet. The proposed building would contain approximately 1.37 million square feet of office uses, approximately 10,600 square feet of retail space, and approximately 39,370 square feet of off-street subterranean parking area. The project proposes over 28,300 square feet of public open space, including a 24,000 square foot plaza at the corner of 1st and Fremont Street that would provide access to the Tower and the Transbay Transit Center and would feature two means of direct public access to City Park (the 5.4-acre public park atop the Transit Center) via a funicular along the Fremont Street edge and an elevator connected to the Tower. The Project is proposed on property currently owned by the Transbay Joint Powers Authority, the public agency responsible for construction and operation of the Transbay Transit Center and Downtown Rail Extension. The Planning Commission is scheduled to consider the recommendation of the Recreation and Park Commission at its regular hearing on October 18, 2012, at which time the Planning Commission will also consider other actions related to approval of the Project (Case No. 2012.0257EBX). Preliminary Recommendation: Adopt Recommendation that Shadow is Not Adverse, Allocate Net New Shadow on Six Parks, and Adopt CEQA Findings

Adjournment

NOTICE OF CANCELLATION & CONTINUANCES

SAN FRANCISCO PLANNING COMMISSION

Regular Meeting

Thursday, October 11, 2012

GOVERNMENT
DOCUMENTS DEPT

OCT - 4 2012

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NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for ***Thursday, October 11, 2012***, has been cancelled. As a result of this meeting cancellation, the items shown below are continued to the date indicated. The next Regular Meeting of the Planning Commission will be held on ***Thursday, October 18, 2012***.

A. CONTINUED ITEMS

1. 2012.0543T (A. RODGERS (415) 558-6395)
INTENTION TO INITIATE DEPARTMENT-SPONSORED PLANNING CODE AMENDMENTS TO FIX ERRORS IN THE PLANNING CODE - Pursuant to Planning Code Section 302, the Planning Commission will consider a **Resolution of Intention** to initiate amendments to the Planning Code. The amendments are intended to (1) correct clerical errors in Planning Code text, (2) revise existing graphics to be consistent with the existing text, (3) amend various zoning control tables, (4) improve Planning Code readability, and (5) adopt findings, including findings under the California Environmental Quality Act, Planning Code Section 302 findings, and findings of consistency with the General Plan and Planning Code Section 101.1.
Preliminary Recommendation: Approve a draft Resolution of Intention to initiate amendments to the Planning Code and schedule a public hearing to consider the amendments on or after November 8, 2012.
(Continued from Regular Meeting of September 6, 2012)
(Continued to October 18, 2012)
2. 2012.1097C (C. TEAGUE: (415) 575-9081)
201 FOLSOM STREET (A.K.A. 314 MAIN STREET) - east side between Main and Beale Streets; Lot 003 (previously Lot 001) of Assessor's Block 3746 - **Request for Conditional Use Authorization**, pursuant to Planning Code Section 303(e) to modify the performance period condition of Motion No. 16647 for Case No. 2000.1073C to extend the approval period another year from the date of expiration of the previous extension approval (Motion No. 17945) of a mixed use project consisting of two residential towers of heights of 350 and 400 feet above an 80-foot podium, with up to 725 dwelling units, 750 off-street parking spaces, and 38,000 square feet of commercial space, in a RC-4 (Residential-Commercial

Combined Districts, High Density) and a 400-W Height and Bulk District, and within the Folsom and Main Residential/Commercial Special Use District.
Preliminary Recommendation: Approval with Conditions
(Continued to October 18, 2012)

(E. WATTY: (415) 558-6820)

3. 474 NATOMA STREET - Informational presentation on proposed public art installation.
(Continued to October 18, 2012)

PLANNING COMMISSION ROSTER:

PRESIDENT	RODNEY FONG
VICE-PRESIDENT	CINDY WU
COMMISSIONER	MICHAEL J. ANTONINI
COMMISSIONER	GWYNETH BORDEN
COMMISSIONER	RICH HILLIS
COMMISSIONER	KATHRIN MOORE
COMMISSIONER	HISASHI SUGAYA

DIRECTOR OF PLANNING	JOHN RAHAIM
COMMISSION SECRETARY	LINDA D. AVERY

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, October 18, 2012
12:00 PM
Regular Meeting

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OCT 12 2012

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President:
Vice-President:
Commissioners:

Rodney Fong
Cindy Wu
Michael J. Antonini; Gwyneth Borden; Rich Hillis,
Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Case reports and relevant materials are linked to the items on calendar at the above web site.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

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For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvr/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rich Hillis; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

1. 2012.1097C (C. TEAGUE: (415) 575-9081)
201 FOLSOM STREET (A.K.A. 314 MAIN STREET) - east side between Main and Beale Streets; Lot 003 (previously Lot 001) of Assessor's Block 3746 - **Request for Conditional Use Authorization**, pursuant to Planning Code Section 303(e) to modify the performance period condition of Motion No. 16647 for Case No. 2000.1073C to extend the approval period another year from the date of expiration of the previous extension approval (Motion No. 17945) of a mixed use project consisting of two residential towers of heights of 350 and 400 feet above an 80-foot podium, with up to 725 dwelling units, 750 off-street parking spaces, and 38,000 square feet of commercial space, in a RC-4 (Residential-Commercial Combined, High Density Districts) and a 400-W Height and Bulk District; and within the Folsom and Main Residential/Commercial Special Use District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of October 11, 2012)
2. 2012.0543T (A. RODGERS (415) 558-6395)
INTENT TO INITIATE DEPARTMENT-SPONSORED PLANNING CODE AMENDMENTS TO FIX ERRORS IN THE PLANNING CODE - Pursuant to Planning Code Section 302, the Planning Commission will consider a **Resolution of Intention** to initiate amendments to the Planning Code. The amendments are intended to (1) correct clerical errors in Planning Code text, (2) revise existing graphics to be consistent with the existing text, (3) amend various zoning control tables, (4) improve Planning Code readability, and (5) adopt findings, including findings under the California Environmental Quality Act, Planning Code Section 302 findings, and findings of consistency with the General Plan and Planning Code Section 101.1.
Preliminary Recommendation: Approve a draft Resolution of Intention to initiate amendments to the Planning Code and schedule a public hearing to consider the amendments on or after November 29, 2012.
(Continued from Regular Meeting of October 11, 2012)

C. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the

Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

3. Consideration of Adoption:

- Draft Minutes of Regular Meeting of September 6, 2012
- Draft Minutes of Regular Meeting of September 13, 2012
- Draft Minutes of Regular Meeting of September 20, 2012
- Draft Minutes of Special Meeting of September 20, 2012
- Draft Minutes of Regular Meeting of September 27, 2012
- Draft Minutes of Regular Meeting of October 4, 2012

4. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

5. Update and Discussion of Commission Secretary Search process

D. DIRECTOR'S REPORT

6. Director's Announcements

7. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

8. (E. WATTY: (415) 558-6820)

474 NATOMA STREET - **Informational presentation** on the proposed public art installation associated with the 60-unit affordable housing development by BRIDGE Housing. The public art is proposed to be located along the exterior of the eight-story elevator tower, creating an architectural frieze that references a home garden.

(Continued from Regular Meeting of October 11, 2012)

E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR

9. 2012.0752C (R. CRAWFORD: (415) 558-6358)

1830 OCEAN AVENUE - northwest corner of Ocean Avenue at Dorado Terrace, Block 3283, Lot 124. **Request for Conditional Use Authorization**, under Planning Code Section 703.4, formula retail to allow an approximately 17,269 square foot, formula retail establishment, Fresh and Easy grocery store, to be developed in the existing building within the Ocean Avenue Neighborhood Commercial Transit District, and 45-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

10. 2012.1196U (K. HADDADAN (415)-575-9068)
BOARD REVIEW OF THE AFFORDABLE HOUSING TRUST FUND – Consideration of an Ordinance amending the San Francisco Administrative Code by adding Section 1.60, to require the Mayor's Office of Housing and the Planning Department to report to the Board of Supervisors, every five years on the implementation of Charter Section 16.110, the Affordable Housing Trust Fund Charter Amendment.
Preliminary Recommendation: Approval with Modifications
11. 2008.0789K, 2012.0257X (K. GUY: (415) 558-6163)
101 FIRST STREET (TRANSBAY TOWER) - south side of Mission Street between First and Fremont Streets; Lot 001 of Assessor's Block 3720 - **Consideration of Adoption of Findings under the California Environmental Quality Act.** The proposed project would construct a new 61-story building reaching a roof height of approximately 912 feet with a decorative crown reaching a maximum height of approximately 1,070 feet, containing approximately 1.37 million square feet of office uses, approximately 10,600 square feet of retail space, approximately 28,300 square feet of publicly-accessible open space, and approximately 39,370 square feet of off-street subterranean parking area. The project site is located within the C-3-O(SD) (Downtown Office, Special Development) District, the 1000-S-2 Height and Bulk District, the Transbay C-3 Special Use District, and the Transit Center C-3-O(SD) Commercial Special Use District.
Preliminary Recommendation: Adopt Findings.
- 12a. 2008.0789K (K. GUY: (415) 558-6163)
101 FIRST STREET (TRANSBAY TOWER) - south side of Mission Street between First and Fremont Streets; Lot 001 of Assessor's Block 3720 - **Request to Consider whether the net new shadow cast by the project on Union Square** (bounded by Post, Stockton, Geary and Powell Streets, Assessor's Block 0308/Lot 001), Saint Mary's Square (bounded by California, Pine, Kearny, and Quincy Streets, Assessor's Block 0258/Lot 003), Justin Herman Plaza (located at the terminus of Market Street, bounded on the east by the Embarcadero, Assessor's Block 0233/Lot 035), Maritime Plaza (bounded by Washington, Battery, and Clay Streets, Assessor's Block 0204/Lot 020), Woh Hei Yuen Park (southwest corner of Powell and John Streets, Assessor's Block 0180/Lot 004), Chinese Recreation Center (southwest corner of Washington and Mason Streets, Assessor's Block 0213/Lot 001), and Boeddeker Park (bounded by Ellis, Jones, and Eddy Streets, Assessor's Block 0332/Lot 009) **will be adverse, and to authorize the allocation of the cumulative shadow limit** for Union Square, Saint Mary's Square, Portsmouth Square, Justin Herman Plaza, Maritime Plaza, and Boeddeker Park to the Project (Section 295). The proposed project would construct a new 61-story building reaching a roof height of approximately 912 feet with a decorative crown reaching a maximum height of approximately 1,070 feet, containing approximately 1.37 million square feet of office uses, approximately 10,600 square feet of retail space, approximately 28,300 square feet of publicly-accessible open space, and approximately 39,370 square feet of off-street subterranean parking area. The project site is located within the C-3-O(SD) (Downtown Office, Special Development) District, the 1000-S-2 Height and Bulk District, the Transbay C-3 Special Use District, and the Transit Center C-3-O(SD) Commercial Special Use District.
Preliminary Recommendation: Adopt Findings that Shadow is Not Adverse
- 12b. 2008.0789K (K. GUY: (415) 558-6163)
101 FIRST STREET (TRANSBAY TOWER) - south side of Mission Street between First and Fremont Streets; Lot 001 of Assessor's Block 3720 - **Request for Allocation of Square Footage** pursuant to Planning Code Sections 321 and 322 (the Annual Office Development Limitation Program). The proposed project would construct a new 61-story building reaching a roof height of approximately 912 feet with a decorative crown reaching a maximum height of approximately 1,070 feet, containing approximately 1.37

million square feet of office uses, approximately 10,600 square feet of retail space, approximately 28,300 square feet of publicly-accessible open space, and approximately 39,370 square feet of off-street subterranean parking area. The project site is located within the C-3-O(SD) (Downtown Office, Special Development) District, the 1000-S-2 Height and Bulk District, the Transbay C-3 Special Use District, and the Transit Center C-3-O(SD) Commercial Special Use District.

Preliminary Recommendation: Approval with Conditions.

- 12c. 2008.0789K (K. GUY: (415) 558-6163)
101 FIRST STREET (TRANSBAY TOWER) - south side of Mission Street between First and Fremont Streets; Lot 001 of Assessor's Block 3720 - **Request for a Determination of Compliance** pursuant to Planning Code Section 309, with exceptions to the requirements for "Separation of Towers", "Streetwall Base", "Reduction of Ground-Level Wind Currents in C-3 Districts", "General Standards for Off-Street Parking and Loading" to create a curb cut on First Street, and "Unoccupied Building Height". The proposed project would construct a new 61-story building reaching a roof height of approximately 912 feet with a decorative crown reaching a maximum height of approximately 1,070 feet, containing approximately 1.37 million square feet of office uses, approximately 10,600 square feet of retail space, approximately 28,300 square feet of publicly-accessible open space, and approximately 39,370 square feet of off-street subterranean parking area. The project site is located within the C-3-O(SD) (Downtown Office, Special Development) District, the 1000-S-2 Height and Bulk District, the Transbay C-3 Special Use District, and the Transit Center C-3-O(SD) Commercial Special Use District.
Preliminary Recommendation: Approval with Conditions.
13. 2007.0558U (J. SWITZKY (415) 575-6815)
TRANSIT CENTER DISTRICT PLAN - Program Implementation Document On May 24, 2012, in approving the Transit Center District Plan, the Planning Commission approved Resolution No. 18635 approving a Program Implementation Document for the Plan Area. The Implementation Document contains the Plan Funding Program, which contains an inventory of public improvements to be funded by project Plan revenues, including Plan impact fees, as well as a proportionate allocation of said revenues to various specific improvements as well as categories of improvements. The Implementation Document does not express priorities for funding of particular improvements based on the timing of incoming revenues. The proposed Draft Resolution would amend the Plan Implementation Document to incorporate a statement that park improvements in Chinatown be prioritized for early investment from the Plan's initial projected Open Space Impact Fee revenues.
Preliminary Recommendation: Adopt the Draft Resolution Amending the Implementation Document
14. 2012.0928DDD (R. SUCRE: (415) 575-9108)
2000 20th STREET - northwest corner of De Haro and 20th Streets, Lot 023 in Assessor's Block 4072 - **Request for Discretionary Review** of Building Permit Application No. 2010.12.01.5856 (Alteration) proposing to construct a one-story vertical addition on an existing two-story building containing one dwelling unit within the RM-1 (Residential, Mixed, Low Density) Zoning District and the 40-X Height and Bulk District.
Full Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve
(Continued from Regular Meeting of September 20, 2012)
15. 2012.0910D (S. VELLVE: (415) 558-6263)
2055-2057 GREEN STREET - south side between Buchanan and Webster Streets, Lot 026 in Assessor's Block 0556 - **Request for Discretionary Review** of Building Permit Application No. 2012.01.12.2157 proposing to construct a 20-foot deep horizontal

addition at the rear of the existing fourth floor of the two-unit building within the RH-2 (Residential, Two-Family) Zoning District and the 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment

**SAN FRANCISCO
PLANNING COMMISSION
Notice of Meeting
&
Calendar**

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, October 25, 2012
12:00 PM
Regular Meeting**

GOVERNMENT
DOCUMENTS DEPT

OCT 19 2012

SAN FRANCISCO
PUBLIC LIBRARY

President:
Vice-President:
Commissioners:

Rodney Fong
Cindy Wu
Michael J. Antonini; Gwyneth Borden; Rich Hillis,
Kathrin Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Case reports and relevant materials are linked to the items on calendar at the above web site.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

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12:00 PM _____

ROLL CALL:

President: Rodney Fong
Vice-President: Cindy Wu
Commissioners: Michael J. Antonini; Gwyneth Borden; Rich Hillis;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. (A. RODGERS (415) 558-6395)
ADOPTION OF PROCEDURES MANUAL UPDATE - Update to the Inclusionary Housing Procedures Manual - The Inclusionary Affordable Housing Program requires residential developments to pay an Affordable Housing Fee. Project sponsors may apply for an alternative to the fee in the form of providing fifteen percent (15%) of their units on-site or 20% of their units off-site as affordable to low- to moderate-income households. These percentages are higher in certain parts of the Eastern Neighborhoods Plan Area. This program is governed by San Francisco Planning Code Section 415 et seq., and is administered by the San Francisco Mayor's Office of Housing. Planning Code Section 415 requires that the Mayor's Office of Housing and the Planning Department publish a Procedures Manual containing procedures for monitoring and enforcement of the policies and procedures for implementation of the Program. This Monitoring and Procedures Manual contains information regarding the Program for potential Buyers and renters of below market rate Units, as well as for information for Projects sponsors, owners and property managers of Units developed under the Program. Updates to the Manual occur as needed. The last update to the Manual was adopted by the Planning Commission on June 28, 2007. This update is required due to recent changes in Planning Code Section 415. Preliminary Recommendation: Adoption.
(Proposed for Continuance to November 1, 2012)
- 2a. 2012.1046BC (C. TEAGUE: (415) 575-9081)
1550 BRYANT STREET - between Division Street and 15th Street; Lot 006 in Assessor's Block 3923 - **Request for Office Development Authorization** pursuant to Planning Code Sections 179.1, 321, and 322 to establish 92,753 gross square feet of legal office use in aPDR-1-G (Production, Distribution, and Repair - General) Zoning District and 68-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to November 1, 2012)
- 2b. 2012.1046BC (C. TEAGUE: (415) 575-9081)
1550 BRYANT STREET - between Division Street and 15th Street; Lot 006 in Assessor's Block 3923 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 181(i) and 303 to enlarge the existing 80,000 gross square feet of legal nonconforming office use in the building by an additional 15,646 gross square feet of office space in a PDR-1-G (Production, Distribution, and Repair - General) Zoning District and 68-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to November 1, 2012)
3. 2012.0764C (E. WATTY: (415) 558-6620)
2001 POLK STREET - west side at the northwest corner of Pacific Avenue; Lot 006 in Assessor's Block 0574 - **Request for Conditional Use Authorization**, pursuant to

Planning Code Sections 145.2, 303(c), 723.26 and 790.140 to allow the addition of a walk-up facility along the Pacific Avenue frontage of the existing retail grocery and liquor store (d.b.a Cheese Plus) within the Polk Street Neighborhood Commercial District and 65-A Height and Bulk District.

(Proposed for Continuance to November 15, 2012)

4. 2012.0950TZ (A. STARR: (415) 558-6362)
AMENDMENTS TO THE PLANNING CODE TO ESTABLISH THE DIVISADERO NEIGHBORHOOD COMMERCIAL DISTRICT [BOARD FILE NO. 12-0796] - Ordinance amending the San Francisco Planning Code: by 1) adding Section 743.1 to establish the Divisadero Neighborhood Commercial District; 2) repealing the Divisadero Street Alcohol Restricted Use District established in Section 783; 3) amending Section 151.1 and a portion of Table 151.1, Sections 263.20, 607.1(f), and 702.3, the specific provisions of the Section 711 Zoning Control Table, and Section 790.55 to make conforming and other technical changes; 4) amending Sheets ZN02 and ZN07 of the Zoning Map to include the Divisadero Neighborhood Commercial District; 5) amending Sheet SU02 of the Zoning Map to delete the Divisadero Street Alcohol Restricted Use Special Use District; and 6) adopting environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.
 Preliminary Recommendation: Approval with Modifications
(Proposed for Continuance to November 29, 2012)

5. 2012.1183TZ (A. STARR: (415) 558-6362)
AMENDMENTS TO THE PLANNING CODE TO ESTABLISH THE FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT [BOARD FILE NO. 12-0814] - Ordinance amending the San Francisco Planning Code by: 1) adding Section 744.1 to establish the Fillmore Street Neighborhood Commercial District along Fillmore Street between Bush and Fulton Streets; 2) amending Section 151.1, a portion of Table 151.1, Section 263.20, and Section 607.1(f) to make conforming and other technical changes; 3) amending Sheets ZN02 and ZN07 of the Zoning Map to rezone specified properties to the Fillmore Street Neighborhood Commercial District; and 4) adopting environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.
 Preliminary Recommendation: Approval with Modifications
(Proposed for Continuance to November 29, 2012)

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

6. 2012.1168C (D. SÁNCHEZ: (415) 575-9082)
793 SOUTH VAN NESS AVENUE - northeast corner of South Van Ness Avenue and 19th Street; Lot 024 in Assessor's Block 3591 - **Request for Conditional Use Authorization**, pursuant to Planning Code Section 303 to modify the performance period condition of Motion No. 17554 for Case No. 2004.0914CVEK to extend the approval period for two years of a mixed use building consisting of 3,215 square feet of ground floor retail/commercial space, 1,430 square feet of ground floor PDR space and 29 dwelling units within the NC-3 (Moderate Scale Neighborhood Commercial) Zoning District and the 55-X Height and Bulk District.
 Preliminary Recommendation: Approval with Conditions

7. 2011.0800C (S. VELLVE: (415) 558-6263)
601 VAN NESS AVENUE - west side between Golden Gate Avenue and Turk Street; Lot 026 in Assessor's Block 0762 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 209.6 and 303, to allow Verizon Wireless to replace three existing antennas with new antennas and add two additional antennas to the site for up to 11 WTS antennas on the roof of the 12-story mixed use building located at the southwest corner of Van Ness Avenue and Turk Street in the Opera Plaza complex within a RC-4 (Residential/Commercial, Combined, High Density) District, the Van Ness Special Use District and the Van Ness Automotive Special Use District and 130-V Height and Bulk District. The site is a Location Preference 5 (mixed-use building in a high density residential district).
Preliminary Recommendation: Approval with Conditions
8. 2012.0908C (K. CONNER: (415) 575-6914)
233-261 ELLIS STREET - south side between Taylor and Mason Streets; Lot 016 of Assessor's Block 0331 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303, 209.8 (b), 209.8 (c), 712.61, and 790.12 to allow the partial conversion of an existing parking garage and retail space to a car rental office and car rental agency (d.b.a. Enterprise Rent-A-Car) within the RC-4 (Residential Commercial, High Density District), the North of Market Residential 1 Special Use District and 80-T/130-T Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
9. 2012.0594C (A. PUTRA: (415) 575-9079)
47 CAMBON DRIVE - east side between Font Boulevard and 19th Avenue; Lot 001 in Assessor's Block 7324 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 713.61 to legalize an automobile sales or rental use (d.b.a. U-Haul) providing vehicle rentals within an NC-S (Neighborhood Commercial, Shopping Center) District and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

C. COMMISSIONERS' QUESTIONS AND MATTERS

10. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. DIRECTOR'S REPORT

11. Director's Announcements
12. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the

item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR

13. 2012.0609C (R. CRAWFORD: (415) 558-6358)
115 WEST PORTAL AVENUE - southerly side between Vicente Street and 14th Avenue, Lot 031 in Assessor's Block 2989B - **Request for Conditional Use Authorization** pursuant to Planning Code Section 729.50, Limited Financial Service to allow an approximately 199 square foot, bank branch for Sterling Bank, to be developed in the existing building within the West Portal Neighborhood Commercial District, and 26-X Height and Bulk District.
Preliminary Recommendation: Disapproval
14. 2011.1339C (R. CRAWFORD: (415) 558-6358)
1327 POLK STREET - west side between Bush and Pine Streets, Lot 003 in Assessor's Block 0667 - **Request for Conditional Use Authorization** pursuant to Planning Code Section 723.41, to legalize an existing bar (d.b.a. The Pour House in an existing building within the Polk Street Neighborhood Commercial District, and 65-A Height and Bulk District. On February 3, 2005, in Case No. 2004.1321, the Planning Commission authorized a Conditional Use to allow a Wine Store with tastings on the property, however the business opened as a Bar.
Preliminary Recommendation: Approval with Conditions
15. 2012.0370C (G. HILYARD: (415) 575-9109)
1127 MARKET STREET - south side between 7th and 8th Streets; Lot 046 of Assessor's Block 3702 - **Request for Conditional Use Authorization**, pursuant to Planning Code Section 303(k) to convert vacant commercial space previously occupied by a movie theater (d.b.a Strand Theater) into a live entertainment theater (d.b.a A.C.T Second Stage) on four floors of a four-story commercial building within the C-3-G Zoning District, Market Street Special Sign District, and 120-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
16. 2012.0045C (T. SULLIVAN: (415) 558-6257)
5800 – 3RD STREET - consisting of a four development parcels (Buildings #1, #2, #3 & #4) - west side of 3rd Street between Carroll and Paul Avenues, Lots 041, 042 & 043 in Assessor's Block 5341 and Lots 002 & 005 in Assessor's Block 5415 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 134, 140, 215, 303 and 304, to modify a previously approved Planned Unit Development under Case Number 2003.0672C and Motion No. 17089, to change the project's site plan, reallocate the dwelling units on the site, establish 121 dwelling units of 100% affordable senior housing with an integrated senior community center and 54 off-street parking spaces in Building #4, parcel 042, establish 150 market-rate dwelling units with 129 off-street parking spaces in Building #3, parcel 041, and to incorporate streetscape and pedestrian improvements on Carroll Avenue. Modifications to Planning Code requirements will be sought for 1) rear yard (Section 134); 2) dwelling unit exposure (Section 140); and 3) density (Section 215). The project is located in the M-1 (Light Industrial) District, 65-J Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
17. 2012.0822C (C. LAMORENA: (415) 575-9085)
1865 POST STREET - south side between Fillmore and Webster Streets; Lot 002 in Assessor's Block 0701 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 249.31, 303, and 712.48, to add a new use size in excess of 4,000 square feet as an "Other Entertainment" use to an existing restaurant (d.b.a. Pa'ina Lounge and Restaurant) within the NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District, Japantown Special Use District, and 50-X Height and Bulk District. The

proposal would add live and amplified music during the restaurant's evening operating hours.

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of September 13, 2012)

18. 2012.0082DD (G. CABREROS: (415) 558-6169)
1856 PACIFIC AVENUE - north side between Franklin and Gough Streets; Lot 011 in Assessor's Block 0576 - **Requests for Discretionary Review** of Building Permit Application No. 2010.03.29.9153 proposing to redesign the existing front façade and to construct one additional floor onto the existing four-story, 11-unit building within the RM-3 (Residential, Mixed, Medium Density) Zoning District and an 80-X Height and Bulk District.

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Take Discretionary Review and approve with modifications

(Continued from Regular Meeting of September 13, 2012)

19. 2012.1051DDD (M. SMITH: (415) 558-6322)
125 CROWN TERRACE - east side between Pemberton Place and Raccoon Drive, Lot 003 in Assessor's Block 2719B - **Requests for Discretionary Review** of Building Permit Application No. 2011.10.06.6315 proposing construction of a vertical and horizontal addition that would almost encompass the building and significantly alter its appearance, resulting in a single-family dwelling with four levels of occupancy, located within a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District.

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do not take Discretionary Review and approve.

G. PUBLIC COMMENT

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- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 1, 2012

12:00 PM

Regular Meeting

GOVERNMENT
DOCUMENTS DEPT

OCT 26 2012

SAN FRANCISCO
PUBLIC LIBRARY

President: Rodney Fong
Vice-President: Cindy Wu
Commissioners: Michael J. Antonini; Gwyneth Borden; Rich Hillis,
Kathrin Moore; Hisashi Sugaya

Acting Commission Secretary: Jonas Ioni

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or as a recorded message at (415) 558-6422.

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Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

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For more information related to Planning Commission matters, please call the Commission Secretary at (415) 558-6407.

San Francisco Lobbyist Ordinance

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Accessible Meeting Policy

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Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rich Hillis; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2011.0430E (D. LEWIS: (415) 575-9095)
480 POTRERO AVENUE - northwest corner of Potrero Avenue and Mariposa Street; Lot 2C in Assessor's Block 3973 - **Appeal of a Preliminary Mitigated Negative Declaration** - The proposed project involves construction of a six-story, 58-foot-tall, residential building approximately 89,600 square feet in size on a vacant lot. The building would contain 84 residential units (26 one-bedroom and 58 two-bedroom) and 38 parking spaces in a one-level basement parking garage accessed from Mariposa Street. The project site is within the Urban Mixed Use Zoning District, a 58-X Height and Bulk District, and in the Mission Area Plan area of the Eastern Neighborhoods. (LEWIS)
Preliminary Recommendation: Uphold the Preliminary Mitigated Negative Declaration
(Proposed for Continuance to January 17, 2013)

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

- 2a. 2012.1046BC (C. TEAGUE: (415) 575-9081)
1550 BRYANT STREET - between Division Street and 15th Street; Lot 006 in Assessor's Block 3923 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 181(i) and 303 to enlarge the existing 80,000 gross square feet of legal nonconforming office use in the building by an additional 15,646 gross square feet of office space in a PDR-1-G (Production, Distribution, and Repair - General) Zoning District and 68-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of October 25, 2012)
- 2b. 2012.1046BC (C. TEAGUE: (415) 575-9081)
1550 BRYANT STREET - between Division Street and 15th Street; Lot 006 in Assessor's Block 3923 - **Request for Office Development Authorization** pursuant to Planning Code Sections 179.1, 321, and 322 to establish 108,399 gross square feet of legal office use in a PDR-1-G (Production, Distribution, and Repair - General) Zoning District and 68-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of October 25, 2012)

C. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

3. Consideration of Adoption:

- Draft Minutes of Special Meeting of October 11, 2012
- Draft Minutes of Regular Meeting of October 18, 2012

4. Commission Comments/Questions

- **Inquiries/Announcements**. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- **Future Meetings/Agendas**. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. DIRECTOR'S REPORT**5. Director's Announcements****6. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.****E. GENERAL PUBLIC COMMENT – 15 MINUTES**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR**7. (C. TEAGUE: (415) 575-9081)**

WESTERN SOMA COMMUNITY PLAN - Informational presentation - including background information about the impetus for the plan, the process in which it was developed, and the key principles included in the Plan. A timeline for future informational presentations and public hearings will also be discussed.

8. (K. DISCHINGER: (415) 558-6284)

AREA PLAN IMPLEMENTATION UPDATE AND INTER-DEPARTMENT PLAN IMPLEMENTATION COMMITTEE (IPIC) REPORT - Informational presentation on the activities of the Department's Plan Implementation Group, including overview of progress toward funding infrastructure projects called for in adopted area plans and coordination with CACs (Citizens Advisory Committee). Presentation of 2012 Inter-Department Plan Implementation Committee (IPIC) Report, which includes capital planning accomplishments and recommendations for each plan area.

G. PUBLIC COMMENT

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Adjournment

5F
55
11/8/12

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 8, 2012
12:00 PM
Regular Meeting

GOVERNMENT
DOCUMENTS DEPT

NOV - 2 2012

SAN FRANCISCO
PUBLIC LIBRARY

President: Rodney Fong
Vice-President: Cindy Wu
Commissioners: Michael J. Antonini; Gwyneth Borden; Rich Hillis,
Kathrin Moore; Hisashi Sugaya

Acting Commission Secretary: Jonas P. Ionin

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12:00 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rich Hillis; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2012.0847D (G. CABREROS: (415) 558-6159)
28-30 TOLEDO WAY - north side between Pierce Street and Mallorca Way, Lot 012 in Assessor's Block 0466A - **Request for Discretionary Review** of Building Permit Application No. 2011.07.26.1070 proposing to enlarge the partial fourth floor of the existing four-story, two-unit building within the RH-2 (Residential House, Two-Family) Zoning District and the 40-X Height and Bulk District. New rear balconies and front facade alterations are also proposed including window replacements and construction of a tiled parapet.
Abbreviated Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve
(Continued from Regular Meeting of October 4, 2012)
NOTE: On September 6, 2012, following public testimony, the Commission continued the matter to October 4, 2012 by a vote of (+7 -0). Public hearing remains open.
(Proposed for Continuance to November 15, 2012)
- 2a. 2007.0036D (T. WANG: (415) 558-6335)
422 VICENTE STREET - on the north side of Vicente Street between 15th and 16th avenues; Lot 002H in Assessor's Block 2416 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Demolition Permit Application No. 2006.09.13.2173, proposing to demolish a two-story, single-family dwelling in an RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.
Full Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve
(Proposed for Continuance to December 6, 2012)
- 2b. 2007.0037D (T. WANG: (415) 558-6335)
422 VICENTE STREET - on the north side of Vicente Street between 15th and 16th avenues; Lot 002H in Assessor's Block 2416 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Building Permit Application No. 2006.09.13.2176, to construct a two-story over garage, single-family dwelling in an RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.
Full Discretionary Review
Preliminary Recommendation: Take Discretionary Review and approve with modifications
(Proposed for Continuance to December 6, 2012)

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or

staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

2. 2012.1063Q (C. LAMORENA: (415) 574-9085)
738 6th AVENUE - east side between Cabrillo and Fulton Streets; Lot 032 in Assessor's Block 1648 - **Request for Condominium Conversion Subdivision** to convert a three-story, six-unit building into residential condominiums within a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval
3. 2011.0673C (R. CRAWFORD: (415) 558-6358)
501-503 AND 505-511 LAGUNA STREET - southwest corner of Laguna and Linden Streets; Lots 034 and 035 in Assessor's Block 0819 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303, and 720.83 for a proposed wireless telecommunications service facility operated by AT&T Mobility. The facility would consist of three roof-mounted panel antennas on the roof of the buildings and associated equipment located in the basement. The facility is proposed on a Location Preference 2 Site (Preferred Location – Co-Location Site) within the, Hayes-Gough Neighborhood Commercial Transit Oriented District and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
4. 2012.0725C (R. CRAWFORD: (415) 558-6358)
475 EUCALYPTUS DRIVE - southerly side between Melba Street and 22nd Avenue, Lot 030 in Assessor's Block 7295 - **Request for Conditional Use Authorization** pursuant to Planning Code Section 209.3(c), Residential Care Facility, to allow the expansion of an existing residential care facility for the elderly from five beds to ten beds within the RH-1(D) (Residential House, One-Family Detached) District, and 40-X Height and Bulk District. The proposal will not include any physical expansion of the existing building.
Preliminary Recommendation: Approval with Conditions

C. COMMISSION QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

5. Consideration of Adoption:
 - Draft Minutes of Regular Meeting of October 25, 2012
6. Commission Comments/Questions
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. DIRECTOR'S REPORT

7. Director's Announcements

8. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

9. (S. EDMONSON: (415) 575-6818)
COMMERCE AND INDUSTRY INVENTORY 2011 - Informational presentation - This 18th Inventory is one of the Department's reports on the economy and land use. It contains a 10-year time-series of data for calendar years 2002-2011, including population, labor force, employment, establishments, wages, retail sales, government expenditures and revenues, and building activity. The Inventory is available for the public at the Planning Department and can be downloaded from the website at <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=8936>
Preliminary Recommendation: No Action required.

E GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR

10. (A. RODGERS (415) 558-6395)
INFORMATIONAL PRESENTATION ON THE INCLUSIONARY HOUSING PROCEDURES MANUAL UPDATE - The Mayor's Office of Housing is working on an update to the Inclusionary Housing Procedures Manual that may include amendments to the Planning Code. Today's hearing is to provide information on the topic. An "action" hearing has been tentatively scheduled for November 29, 2012 Planning Commission hearing. The Inclusionary Affordable Housing Program, as defined in Planning Code Section 415, requires residential developments to pay an Affordable Housing Fee. Project sponsors may apply for an alternative to the fee in the form of providing fifteen percent (15%) of their units on-site or 20% of their units off-site as affordable to low- to moderate-income households. These percentages are higher in certain parts of the Eastern Neighborhoods Plan Area. This program is governed by San Francisco Planning Code Section 415 et seq., and is administered by the San Francisco Mayor's Office of Housing. Planning Code Section 415 requires that the Mayor's Office of Housing and the Planning Department publish a Procedures Manual containing procedures for monitoring and enforcement of the policies and procedures for implementation of the Program. This Monitoring and Procedures Manual contains information regarding the Program for potential Buyers and renters of below market rate Units, as well as for information for Projects sponsors, owners and property managers of Units developed under the Program. Updates to the Manual occur as needed. The last update to the Manual was adopted by the Planning Commission on June 28, 2007.
Preliminary Recommendation: No Action Required
(Continued from Regular Meeting of October 25, 2012)

11. (C. FLORES: (415) 558-6473)
VISITACION VALLEY SCHLAGE LOCK PLAN UPDATE - Informational hearing on the status of the Visitacion Valley/ Schlage Lock plan and development project. The Visitacion Valley / Schlage Lock Design for Development document, intended to guide the redevelopment of the former Schlage Lock factory site, was adopted by the Planning and Redevelopment Commissions in 2009. The dissolution of the San Francisco Redevelopment Agency in 2012 meant that tax increment funding would no longer be available to Schlage Lock project. The Planning Department is collaborating with the Mayor's Office of Economic and Workforce Development and the community to

determine alternative paths for that project in the post-Redevelopment era, and has begun community outreach for this effort. No action is required on this
Preliminary Recommendation: No Action Required

12. 2008.0877EMTUZ (C. TEAGUE: (415) 575-9081)
WESTERN SOMA COMMUNITY PLAN -- INITIATION OF AMENDMENTS TO THE GENERAL PLAN, PLANNING CODE, AND ZONING MAPS - Staff will request the Planning Commission consider approving Resolutions of Intent to Initiate Amendments to the General Plan, Planning Code, and Zoning Maps to implement the Western SoMa Community Plan. In addition, staff will request that the Commission schedule a public hearing on December 6, 2012 to consider approval of the proposed General Plan, Planning Code, Administrative Code, and Zoning Map amendments and direct staff to conduct the necessary noticing for such hearing.
- (a) 2008.0877EMTUZ (C. TEAGUE: (415) 575-9081)
WESTERN SOMA COMMUNITY PLAN -- INITIATION OF AMENDMENTS TO THE GENERAL PLAN - Staff will request the Planning Commission consider adopting a Resolution of Intent to Initiate Amendments to the General Plan necessary to adopt the WSoMa Community Plan, including amendments to the Housing and Commerce & Industry Elements, and Land Use Index. In addition, staff will request that the Commission schedule a public hearing on December 6, 2012 to consider approval of the proposed General Plan amendments and direct staff to conduct the necessary noticing for such hearing.
Preliminary Recommendation: Adoption
- (b) 2008.0877EMTUZ (C. TEAGUE: (415) 575-9081)
WESTERN SOMA COMMUNITY PLAN -- INITIATION OF AMENDMENTS TO THE PLANNING CODE - Staff will request the Planning Commission consider adopting a Resolution of Intention to Initiate Amendments to the Planning Code necessary to adopt the WSoMa Community Plan, including adding Sections 261.2, 263.28, 263.29, 703.9, 743 et seq., 744 et seq., 844 et seq., 845 et seq., 846 et seq., 847 et seq., and 890.81, and amending Planning Code Sections 121.1, 121.2, 121.7, 124, 134, 135, 141, 145.1, 151.1, 155, 182, 201, 204.4, 207.4, 207.5, 207.6, 208, 270.2, 316, 329, 401, 423 et seq., 429.2, 607.1, 702.1, 703.2, 802.1, 802.4, 802.5, 803.3, 803.6, 803.7, 803.9, 813, 822, 823, and 890.88. In addition, staff will request that the Commission schedule a public hearing on December 6, 2012 to consider approval of the proposed Planning Code amendments and direct staff to conduct the necessary noticing for such hearing.
Preliminary Recommendation: Adoption
- (c) 2008.0877EMTUZ (C. TEAGUE: (415) 575-9081)
WESTERN SOMA COMMUNITY PLAN -- INITIATION OF AMENDMENTS TO THE ZONING MAPS - Staff will request the Planning Commission consider adopting a Resolution of Intention to Initiate Amendments to the Zoning Maps necessary to adopt the WSoMa Community Plan, including amendments to Maps ZN1, ZN2, ZN7, ZN8, HT1, HT2, HT7, and HT8. In addition, staff will request that the Commission schedule a public hearing on December 6, 2012 to consider approval of the proposed Zoning Maps amendments and direct staff to conduct the necessary noticing for such hearing.
Preliminary Recommendation: Adoption
13. 2012.0971C (S.YOUNG: (415) 558-6346)
1963 SUTTER STREET - south side between Fillmore and Webster Streets; Lots 042 in Assessor's Block 0684 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 145.2, 249.31, 303, and 712.24 to add an "outdoor activity area" to an existing restaurant (d.b.a. Roostertail) within the NC-3 (Moderate-Scale

Neighborhood Commercial) District, Japantown Special Use District, and 50-X Height and Bulk District. The proposal is to add an outdoor dining area with tables and chairs to accommodate up to 18 restaurant patrons on an approximately 180-square foot patio (enclosed by a 6'6" high fence) within the rear yard of the restaurant.

Preliminary Recommendation: Approval with Conditions

15. 2012.0928DDD (R. SUCRE: (415) 575-9108)
2000 20th STREET - northwest corner of De Haro and 20th Streets, Lot 023 in Assessor's Block 4072 - **Request for Discretionary Review** of Building Permit Application No. 2010.12.01.5856 (Alteration) proposing to construct a one-story vertical addition on an existing two-story building containing one dwelling unit within the RM-1 (Residential, Mixed, Low Density) Zoning District and the 40-X Height and Bulk District.
Full Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve
(Continued from Regular Meeting of October 18, 2012)

G. PUBLIC COMMENT

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment

**SAN FRANCISCO
PLANNING COMMISSION
Notice of Meeting
&
Calendar**

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 15, 2012
12:00 PM
Regular Meeting**

GOVERNMENT
DOCUMENTS DEPT

NOV - 9 2012

SAN FRANCISCO
PUBLIC LIBRARY

President: Rodney Fong
Vice-President: Cindy Wu
Commissioners: Michael J. Antonini; Gwyneth Borden; Rich Hillis,
Kathrin Moore; Hisashi Sugaya

Acting Commission Secretary: Jonas P. Ionin

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Case reports and relevant materials are linked to the items on calendar at the above web site.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp
Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: commissions.secretary@sfgov.org

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call the Commission Secretary at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rich Hillis; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2012.1095C (E. JACKSON: (415) 558-5353)
281 HARVARD STREET - east side between Felton and Silliman Streets; Lot 029 in Assessor's Block 5940 - **Request for Conditional Use Authorization** under Planning Code Sections 209.3(f), 317 and 303 to allow the operation of a child-care facility for 13 or more children within a RH-1 (Single-Family Residential) District with a 40-X Height and Bulk designation. This project is a CU proposal to convert a one-unit two-story residential building into a full-time child-care facility for a maximum of 25 children.
Preliminary Recommendation: Pending
(Proposed for Continuance to December 13, 2012)

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

2. 2012.1266Q (M. SMITH: (415) 558-6322)
3559 – 3561 17th STREET/ 28 DOLORES TERRACE - south side of 17th Street between Dolores and Guerrero Streets; Lot 069 in Assessor's Block 3578 - **Request for Condominium Conversion** to convert five dwellings located within two separate buildings on the same lot into residential condominiums within a RM-1 (Residential, Mixed, Low-Density) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval
3. 2012.1256Q (M. SMITH: (415) 558-6322)
343 FREDERICK STREET - south side between Clayton and Cole Streets, Lot 045 in Assessor's Block 1268 - **Request for Condominium Conversion** to convert a three-story, five-unit residential building into residential condominiums within a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval
4. 2012.0926C (J. LOOK: (415) 575-6812)
1030 TARAVAL STREET - north side between 20th and 21st Ave; Lot 018 in Assessor's Block 2349 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 178, 303 and 781.1, to convert a vacant storefront into a Limited-Restaurant (d.b.a. Smile House). The restaurant is proposed in the Taraval Street RUSD (Restaurant and Fast-Food Sub-District) which is located in the NC-2 (Small-Scale Neighborhood Commercial District) with a 65-A Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

5. 2012.0764C (E. WATTY: (415) 558-6620)
2001 POLK STREET - west side at the northwest corner of Pacific Avenue; Lot 006 in Assessor's Block 0574 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 145.2, 303(c), 723.26 and 790.140 to allow the addition of a walk-up facility (a take-out food window) along the Pacific Avenue frontage of the existing "Limited Restaurant and Liquor Store" (d.b.a Cheese Plus) within the Polk Street Neighborhood Commercial District and 65-A Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of October 25, 2012)
6. 2010.0627C (B. FU: (415) 558-6613)
2895 SAN BRUNO AVENUE - northeast corner of the intersection of San Bruno Ave. and Woolsey Street, Lot 037 in Assessor's Block 5457 - **Request for Conditional Use Authorization** under Planning Code Sections 228.3 and 711.11 to allow the demolition of an existing service station and the construction of a new development consisting approximately 14,500-square-foot, 40-foot tall, five four-story residential/mixed use buildings containing a total of ten dwelling units, ten off-street parking spaces, ground-floor retail spaces, and second floor business or professional service uses in the Small-Scale Neighborhood Commercial (NC-2) Zoning District and a 40-X Height and Bulk District. The project also requires a parking reduction request per Planning Code Sections 161(j) and 307(i).
Preliminary Recommendation: Approval with Conditions

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.
10. (C. TEAGUE: (415) 575-9081)
340 FREMONT STREET - **Informational item** to present the current design pursuant to the original approval Motion No. 17267 - The project includes one residential tower of 400 feet, up to 348 dwelling units, and up to 269 off-street parking spaces, in a RH-DTR (Rincon Hill Downtown Residential) and a 400-R Height and Bulk District.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR

11. 2012.1329U (A. RODGERS: (415) 558-6395)
The Commission will consider a proposed Ordinance amending the San Francisco Administrative Code Chapter 31 to update and clarify certain procedures provided for in Chapter 31 [Board File No. 121019] introduced by Supervisor Wiener. The Commission may take action to make a recommendation to the Board of Supervisors. Preliminary Recommendation: Approval with Modifications.
12. (C. TEAGUE: (415) 575-9081)
WESTERN SOMA COMMUNITY PLAN - INFORMATIONAL PRESENTATION – No. 2 - Detailed information about the proposed Planning Code and Zoning Map amendments. Discussion will focus on the impacts of these proposals on future development in the plan area.
13. 2012.1249X (C. TEAGUE: (415) 575-9081)
340 FREMONT STREET - south side between Harrison and Folsom Streets, Lots 006 through 009 in Assessor's Block 3748 - **Request under Planning Code Sections 309.1, 825 and 827 for the authorization of a change in conditions of approval** to extend the performance period for a previously approved project within the RH DTR (Rincon Hill Downtown Residential, Mixed Use) District with a 85/400-R Height and Bulk Designation. Preliminary Recommendation: Approval with Conditions
14. 2012.0719C (M. STAHLHUT: (415) 575-9116)
2001 THIRD STREET - southeast corner of Mariposa and Third Streets, Lot 009 in Assessor's Block 3994 - **Request for Conditional Use Authorization** under Planning Code Sections 843.93 and 303 for a proposed wireless telecommunications service facility operated by AT&T Mobility. The facility would consist of up to nine antennas and associated equipment on the rooftop of an existing commercial building. The facility is proposed on a Location Preference 4 Site (Preferred Location Site) within the UMU (Urban Mixed Use) Zoning District and a 68-X Height and Bulk District. Preliminary Recommendation: Approval with Conditions
- 15a. 2012.0853CV (A. PUTRA: (415) 575-9079)
1984 GREAT HIGHWAY - east side between Ortega and Pacheco Streets; Lot 011 in Assessor's Block 2086 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 209.3(f) and 303, to allow a change of use from a church to a child-care facility with 15 or more children (d.b.a. Growing Tree Childcare). The subject property is within a Local Coastal Zone Permit Area and located in an RH-2 (Residential, Two-family) District, and 40-X Height and Bulk District. Preliminary Recommendation: Approval with Conditions
- 15b. 2012.0853CV (A. PUTRA: (415) 575-9079)
1984 GREAT HIGHWAY - east side between Ortega and Pacheco Streets; Lot 011 in Assessor's Block 2086 - **Request for a Parking Variance**, pursuant to Planning Code Sections 151 and 305, to allow a change of use from a church to a child-care facility with 15 or more children (d.b.a. Growing Tree Childcare) without providing off-street parking where two off-street parking spaces are required. The subject property is within a Local Coastal Zone Permit Area and located in an RH-2 (Residential, Two-family) District, and 40-X Height and Bulk District.
16. 2012.1322T (S. HAYWARD: (415) 558-6372)
Amendments to the Planning Code, adding a new Section 318 to put a cap on the number of Efficiency Dwelling Units that can be constructed with reduced square footage, and 2) amending Section 135(d) and adding Section 135.4 to impose open

space and common space requirements on Efficiency Dwelling Units with reduced square footage [Board File No. 12-0996]. Ordinance introduced by Supervisor Wiener adding Planning Code Section 318 that would define a cap on the number of Efficiency Dwelling Units, as defined in the Building Code, that can be constructed with reduced square footage unless the units are group housing, affordable housing, or student housing; and 2) amending Planning Code Section 135 and adding Section 135.4 to impose open space and common space requirements on Efficiency Dwelling Units with reduced square footage; and adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.
Preliminary Recommendation: Disapproval

17. 2009.0035DD (M. SMITH: (415) 558-6322)
481 JERSEY STREET - south side between Diamond and Castro Streets, Lot 029 in Assessor's Block 6539 - **Requests for Discretionary Review** of Building Permit Application No. 2008.03.18.7426 proposing to construct a one-story vertical addition, a rear horizontal addition, infill the setbacks at the east side of the building, and alter the front façade of a single-family dwelling, resulting in a two-story over garage, single-family dwelling, located within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.
Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and Approve

G. PUBLIC COMMENT

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- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment



**SAN FRANCISCO
PLANNING DEPARTMENT**

**NOTICE
OF
CANCELLATION**

**SAN FRANCISCO
PLANNING COMMISSION**

**Regular Meeting
Thursday, November 22, 2012**

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for Thursday, November 22, 2012, has been cancelled. The next Regular Meeting of the Planning Commission will be held on Thursday, November 29, 2012.

Jonas P. Ionin
Acting Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT:

VICE-PRESIDENT:

COMMISSIONER:

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HISASHI SUGAYA

DIRECTOR OF PLANNING:

ACTING COMMISSION SECRETARY:

JOHN RAHAIM

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 29, 2012

12:00 PM

Regular Meeting

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President: Rodney Fong
Vice-President: Cindy Wu
Commissioners: Michael J. Antonini; Gwyneth Borden; Rich Hillis,
Kathrin Moore; Hisashi Sugaya

Commission Secretary: Jonas P. Ioni

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Case reports and relevant materials are linked to the items on calendar at the above web site.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

When sending e-mail correspondence to Commissioners, please copy the Planning Commission Secretary at commissions.secretary@sfgov.org

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call the Commission Secretary at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rich Hillis; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2012.1381T (A. RODGERS: (415) 558-6395)
INCLUSIONARY HOUSING UPDATES 2012 - The Planning Commission will consider an Ordinance amending the San Francisco Planning Code by amending Sections 401, and provisions of the Inclusionary Affordable Housing Ordinance, Sections 415 et seq., to update and clarify provisions of the Inclusionary Affordable Housing Program ("Program") by 1) providing a cap on rent increases; 2) clarifying the timing of off-site developments; 3) requiring rental units that convert to ownership to sell at less than the price for ownership units under certain circumstance; 4) establishing pricing for affordable SRO units; 5) changing the status of projects using California Debt Limit Allocation Committee tax exempt bonds so that such projects are subject to the Program, but that units may qualify as on-or off-site units under certain circumstances; 6) allowing income levels of qualifying households to exceed those specified in certain situations; 7) authorizing MOH to charge a monitoring fee to verify occupancy of affordable units; 8) making technical clarifications and corrections; and 9) making environmental findings and findings of consistency with General Plan.
Preliminary Recommendation: Pending
(Proposed for Continuance to December 13, 2012)
2. 2012.1306TZ (S. HAYWARD: (415) 558-6372)
Review of two Ordinances (Planning Code Text Amendment and Zoning Map Amendment) that would rezone parcels in the Upper Market NCD (Upper Market Neighborhood Commercial District) to the Upper Market NCT (Upper Market Neighborhood Commercial Transit District).
Planning Code Text Amendment. This proposed Ordinance [Board File No. 12-0901], introduced by Supervisor Wiener, would amend the Planning Code, amending Sections 721.1 and 733.1 to modify the explanation of boundaries of the Upper Market Street Neighborhood Commercial District (NCD) and the Upper Market Street Neighborhood Commercial Transit District (NCT), and amending Section 703.2(b) to permit, in a limited area, food processing as an accessory use to a nearby off-site non-residential use; and would adopt findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.
Zoning Map Amendment. This proposed Ordinance [Board File 12-0902], introduced by Supervisor Wiener, would amend the Planning Code Sectional Map Sheets ZN07 and HT07 to change the use classification of specified lots on Blocks 3561 through 3565, now in the Upper Market NCD (Upper Market Neighborhood Commercial District) to the Upper Market NCT (Upper Market Neighborhood Commercial Transit District) and to change the height and bulk classification of Block 3563, Lot 034 from 50-X to 65-B. The proposed amendment would rezone most of the Upper Market NCD to Upper Market NCT land use controls. Two lots near the northwest corner of Market and Castro Streets would remain in the Upper Market NCD district. The proposed amendment would also change the Height and Bulk designation on one lot at the southwest corner of Market and Noe

Streets from 50-X to 65-B. The Planning Department may propose additional rezoning of the remaining Upper Market NCD parcels at the northwest corner of Market and Castro Streets from the Upper Market NCD to the Upper Market NCT zoning.
(Proposed for Continuance to February 21, 2013)

3. 2012.1168C (D. SÁNCHEZ: (415) 575-9082)
793 SOUTH VAN NESS AVENUE - northeast corner of South Van Ness Avenue and 19th Street; Lot 024 in Assessor's Block 3591 - **Request for Conditional Use Authorization**, pursuant to Planning Code Section 303 to modify the performance period condition of Motion No. 17554 for Case No. 2004.0914CVEK to extend the approval period for two years of a mixed use building consisting of 3,215 square feet of ground floor retail/commercial space, 1,430 square feet of ground floor PDR space and 29 dwelling units within the NC-3 (Moderate Scale Neighborhood Commercial) Zoning District and the 55-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of October 25, 2012)
(Proposed for Continuance to January 24, 2013)
- 4a. 2009.0724D (A. STARR: (415) 558-6362)
2833-2835 FILLMORE STREET - west side between Vallejo and Green Streets; Lot 043 in Assessor's Block 0558 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Demolition Permit Application No. 2012.03.05.5415, proposing to demolish a two-story-over-basement, two-unit residential building within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.
Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Take Discretionary Review and disapprove
(Continued from Regular Meeting of September 27, 2012)
NOTE: On September 27, 2012, following public testimony, the Commission continued the matter to 11/29/12, by a vote of (+6 -0). Commissioner Sugaya recused. Public hearing remains open
(DISCRETIONARY REVIEW APPLICATION WITHDRAWN)
- 4b. 2012.0888D (A. STARR: (415) 558-6362)
2833-2835 FILLMORE STREET - west side between Vallejo and Green Streets; Lot 043 in Assessor's Block 0553- **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Building Permit Application No. 2012.03.05.5407, proposing to construct a new two-story, two-unit residential building with a partially covered roof deck within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.
Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Take Discretionary Review and disapprove
(DISCRETIONARY REVIEW APPLICATION WITHDRAWN)
- 4c. 2009.0724V (A. STARR: (415) 558-6362)
2833-2835 FILLMORE STREET AND 2300 VALLEJO STREET - west side between Vallejo and Green Streets; Lots 043 and 044 in Assessor's Block 0553- in a RH-2 (Residential, House, Two Family) Zoning District and a 40-X Height and Bulk District. The proposal is to demolish the two-unit, two-story-over-basement building located at 2833 Fillmore St. and construct a new two-unit, two-story building with a partially covered roof deck. The roof deck will extend over the property line dividing 2833 Fillmore St. and 2300 Vallejo St. and serve as open space for both the proposed building and 2300 Vallejo St. The project also includes a minor lot line adjustment between the two lots.
(VARIANCE APPLICATION WITHDRAWN)

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

5. 2012.1142C (R. CRAWFORD: (415) 558-6358)
2815 DIAMOND STREET - easterly side between Chenery and Bosworth Streets, Lot 074 in Assessor's Block 6745 - **Request for Conditional Use Authorization** pursuant to Planning Code Section 738.26, Walk-up Facility to allow a new ATM for Wells Fargo Bank to replace the existing ATM in front of Canyon Market within the Glen Park Neighborhood Commercial Transit District, and 40-X Height and Bulk District. The new ATM will not be setback three feet from the property line.
Preliminary Recommendation: Approval with Conditions

6. 2012.1327T (A. STARR: (415) 558-6382)
AMENDMENTS TO THE PLANNING CODE, MODIFYING SECTION 726.52 TO PERMIT A PERSONAL SERVICE USE ON THE THIRD STORY AND ABOVE WITH A CONDITIONAL USE AUTHORIZATION [BOARD FILE NO. 12-0880] - Ordinance introduced by Supervisor Campos amending the San Francisco Planning Code, Section 726.52, of the Zoning Control Table, for the Valencia Street Neighborhood Commercial Transit District to: 1) permit a personal service use on the third story and above with a Conditional Use Authorization; and 2) making environmental findings, Planning Code Section 302 findings, and findings of consistency with General Plan and the Priority Policies of Planning Code Section 101.1.
Preliminary Recommendation: Approval

7. 2012.0543T (A. RODGERS (415) 558-6395)
MUNICIPAL CODE MISCELLANEOUS TECHNICAL AMENDMENTS, FEE CHANGES, CLARIFICATIONS AND CORRECTIONS ORDINANCE - The Commission will consider a Commission-initiated Ordinance that would amend the San Francisco Planning Code and Administrative Code to (1) correct errors, make language revisions and updates; (2) revise graphics to be consistent with text; (3) amend fees to be charged for certain kinds of applications and appeals; (4) clarify the meaning of certain Planning Code sections; and (5) adopt findings, including findings under the California Environmental Quality Act and Planning Code Section 302, and findings of consistency with the General Plan and Planning Code Section 101.1.
Preliminary Recommendation: Approval with Modifications

C. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

8. Consideration of Adoption:
 - Draft Minutes of Regular Meeting of November 1, 2012
 - Draft Minutes of Regular Meeting of November 8, 2012

9. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. DIRECTOR'S REPORT

10. Director's Announcements
11. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR

12. WESTERN SOMA COMMUNITY PLAN – INFORMATIONAL DISCUSSION – No. 3 - An informational hearing for continued discussion on matters related to adoption of the Western SoMa Community Plan, including zoning, plan policies, and implementing actions. Possible items for discussion might include but are not limited to nighttime entertainment, overlap with other ongoing planning efforts, and others.
Preliminary Recommendation: Informational Only - No Action.
(C. TEAGUE: (415) 575-9081)
13. 2012.1315T AMENDMENTS TO THE PLANNING CODE, ADDING NEW SECTION 102.36.1 TO ESTABLISH AN ANNUAL MONITORING REQUIREMENT FOR STUDENT HOUSING CONVERSIONS [BOARD FILE NO. 12-0883] - Ordinance introduced by Supervisor Kim adding Planning Code Section 102.36.1 to establish an annual monitoring program for Student Housing conversions; and adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.
Preliminary Recommendation: Approval with Modifications
(S. HAYWARD: (415) 558-6372)
14. 2012.0950TZ AMENDMENTS TO THE PLANNING CODE TO ESTABLISH THE DIVISADERO NEIGHBORHOOD COMMERCIAL DISTRICT [BOARD FILE NO. 12-0796] - Ordinance amending the San Francisco Planning Code: by 1) adding Section 743.1 to establish the Divisadero Neighborhood Commercial District to include lots that are currently zoned NC-2 (Neighborhood Commercial, Small Scale) along Divisadero Street between Haight Street and O'Farrell Street; 2) repealing the Divisadero Street Alcohol Restricted Use District established in Section 783; 3) amending Section 151.1 and a portion of Table 151.1, Sections 263.20, 607.1(f), and 702.3, the specific provisions of the Section 711 Zoning Control Table, and Section 790.55 to make conforming and other technical changes; 4) amending Sheets ZN02 and ZN07 of the Zoning Map to include the Divisadero Neighborhood Commercial District; 5) amending Sheet SU02 of the Zoning Map to delete the Divisadero Street Alcohol Restricted Use Special Use District; 6)
(A. STARR: (415) 558-6382)

amending Planning Code Sections 201, 207.4, 207.5 702.1, 790.102 810.20, 811.20, and 811.47b based on Staff's recommendation; and 7) adopting environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

Preliminary Recommendation: Approval with Modifications
(Continued from Regular Meeting of October 25, 2012)

15. 2012.1183TZ (A. STARR: (415) 558-6382)
AMENDMENTS TO THE PLANNING CODE TO ESTABLISH THE FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT [BOARD FILE NO. 12-0814] - Ordinance amending the San Francisco Planning Code by: 1) adding Section 744.1 to establish the Fillmore Street Neighborhood Commercial District along Fillmore Street to include lots that are currently zoned NC-3 (Neighborhood Commercial, Moderate Scale), RM-3 (Residential, Mixed, Medium Density) RM-4 (Residential, Mixed, High Density), NC-1 (Neighborhood Commercial, Cluster), and RH-3 (Residential, House, Three-Family) along Fillmore Street between Bush and Fulton Streets.; 2) amending Section 151.1, a portion of Table 151.1, Section 263.20, and Section 607.1(f) to make conforming and other technical changes; 3) amending Sheets ZN02 and ZN07 of the Zoning Map to rezone specified properties to the Fillmore Street Neighborhood Commercial District; and 4) amending Planning Code Sections 201, 207.4, 207.5 702.1, 790.102 810.20, 811.20, and 811.47b based on Staff's recommendation; and 5) adopting environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.
Preliminary Recommendation: Approval with Modifications
(Continued from Regular Meeting of October 25, 2012)
16. 2003.0527U (S. WERTHEIM: (415) 558-6612)
1000 16TH STREET (DAGGETT PARK) IN-KIND AGREEMENT - The Project Sponsors have received entitlements to build a residential project at 1000 16th Street. This project is within the Showplace Square/Potrero Hill Plan Area, and accordingly subject to the Eastern Neighborhoods Infrastructure Impact Fee. The Project Sponsors are requesting a waiver for \$1.88 million of their impact fees for the in-kind provision of a 0.9 acre public park along the Daggett Street right-of-way.
Preliminary Recommendation: Approval of Fee Waiver.
- 17a. 2008.0801EX (K. GUY: (415) 558-6163)
41 TEHAMA STREET - south side of Mission Street between First and Second Streets; Lot 001 of Assessor's Block 3736/Lots 74-77, 78A - **Request for a Determination of Compliance** pursuant to Planning Code Section 309, with exceptions to the requirements for "Separation of Towers", "Reduction of Ground-Level Wind Currents in C-3 Districts", "Rear Yard", and "Bulk", and adoption of Findings under the California Environmental Quality Act. The proposed project would demolish an existing surface parking lot and construct a new 31-story building reaching a roof height of approximately 318 feet, with a rooftop mechanical enclosure reaching a maximum height of approximately 342 feet, containing approximately 325 dwelling units, approximately 700 square feet of retail space, approximately 241 off-street parking spaces, and a publicly-accessible open space and mid-block pedestrian connection to the future Oscar Park. The project site is located within the C-3-O(SD) (Downtown Office, Special Development) District and the 360-S Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
- 17b. 2008.0801V (K. GUY: (415) 558-6163)
41 TEHAMA STREET - south side of Mission Street between First and Second Streets; Lot 001 of Assessor's Block 3736/Lots 74-77, 78A - **Request for a Variance** from the requirements of Planning Code Sections 140 (Dwelling Unit Exposure) and 145.1 (Street Frontages - Width of Parking and Loading Entrances, Active Uses). The proposed

project would demolish an existing surface parking lot and construct a new 31-story building reaching a roof height of approximately 318 feet, with a rooftop mechanical enclosure reaching a maximum height of approximately 342 feet, containing approximately 325 dwelling units, approximately 700 square feet of retail space, approximately 241 off-street parking spaces, and a publicly-accessible open space and mid-block pedestrian connection to the future Oscar Park. The project site is located within the C-3-O(SD) (Downtown Office, Special Development) District and the 360-S Height and Bulk District.

18. 2012.0609C (R. CRAWFORD: (415) 558-6358)
115 WEST PORTAL AVENUE - southerly side between Vicente Street and 14th Avenue, Lot 031 in Assessor's Block 2989B - **Request for Conditional Use Authorization** pursuant to Planning Code Section 729.50, Limited Financial Service to allow an approximately 199 square foot, bank branch for Sterling Bank, to be developed in the existing building within the West Portal Neighborhood Commercial District, and 26-X Height and Bulk District.
Preliminary Recommendation: Disapproval
(Continued from Regular Meeting of October 25, 2012)
19. 2012.0859D (T. WANG: (415) 558-6335)
70 CRESTLINE DRIVE - on the east side of Crestline Drive between Burnett Avenue and Vista Lane; Lot 005 in Assessor's Block 2845 - **Request for Staff-Initiated Discretionary Review** of Building Permit Application No. 2009.08.25.5545, proposing to subdivide the subject lot, containing an area of approximately 17,716 square feet and developed with a five-story over garage, 14-unit building, into two separate lots. As a result, a southerly lot, with an area of approximately 11,399 square feet, would contain the existing 14-unit building and a vacant northerly lot, with an area of approximately 6,317 square feet, would be developed with a new five-story over garage, four-unit building. The subject property is within an RM-1 (Residential, Mixed, Low-Density) Zoning District and a 40-X Height and Bulk District.
Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Take Discretionary Review and Disapprove
20. 2012.1102D (D. VU: (415) 575-9120)
88 28TH STREET - north side between Dolores and Guerrero Streets; Lot 016A in Assessor's Block 6599 - **Request for Discretionary Review** of Building Permit Application No. 2012.03.14.6044, proposing to construct a rear addition at the first and second stories, a new third story and roof decks above the second story of the existing single family dwelling structure within the RH-2 (Residential, House – Two-Family) Zoning District and 40-X Height and Bulk District.
Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and Approve

3:00 PM

21. 2012.1329U (A. RODGERS (415) 558-6395)
The Commission will consider a proposed Ordinance amending the San Francisco Administrative Code Chapter 31 to reflect revisions in the California Environmental Quality Act (CEQA) and to update and clarify certain procedures provided for in Chapter 31 [Board File No. 121019], introduced by Supervisor Wiener. The Commission may take action to make a recommendation to the Board of Supervisors.
Preliminary Recommendation: Approval with Modifications.
(Continued from Regular Meeting of November 15, 2012)

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, December 6, 2012
12:00 PM
Regular Meeting

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When sending e-mail correspondence to Commissioners, please copy the Planning Commission Secretary at: commissions.secretary@sfgov.org

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call the Commission Secretary at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sofi@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvr/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 PM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rich Hillis; Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2012.0822C (C. LAMORENA: (415) 575-9085)
1865 POST STREET - south side between Fillmore and Webster Streets; Lot 002 in Assessor's Block 0701 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 249.31, 303, and 712.48, to add a new use size in excess of 4,000 square feet as an "Other Entertainment" use to an existing restaurant (d.b.a. Pa'ina Lounge and Restaurant) within the NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District, Japantown Special Use District, and 50-X Height and Bulk District. The proposal would add live and amplified music during the restaurant's evening operating hours.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of October 25, 2012)
(Proposed for Continuance to January 17, 2013)
2. 2011.0800C (S. VELLVE: (415) 558-6263)
601 VAN NESS AVENUE - west side between Golden Gate Avenue and Turk Street; Lot 026 in Assessor's Block 0762 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 209.6 and 303, to allow Verizon Wireless to replace three existing antennas with new antennas and add two additional antennas to the site for up to 11 WTS antennas on the roof of the 12-story mixed use building located at the southwest corner of Van Ness Avenue and Turk Street in the Opera Plaza complex within a RC-4 (Residential/Commercial, Combined, High Density) District, the Van Ness Special Use District and the Van Ness Automotive Special Use District and 130-V Height and Bulk District. The site is a Location Preference 5 (mixed-use building in a high density residential district).
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of October 25, 2012)
(Proposed for Continuance to January 24, 2013)

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

3. 2012.0927D (T. WANG: (415) 558-6335)
1144-1146 CASTRO STREET - on the west side of Castro Street between Elizabeth and 23rd streets; Lot 006 in Assessor's Block 2804 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(e), requiring review of Loss of Residential Units Through Merger, of Building Permit Application No. 2012.07.19.5186, to merge two dwelling units into one dwelling unit, changing the existing two-family dwelling to a single-

family dwelling in an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Do not take Discretionary Review and approve

C. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

4. Consideration of Adoption:

- Draft Minutes of Regular Meeting of November 15, 2012

5. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

6. Consideration of Adoption: 2013 Planning Commission Hearing Schedule

D. DIRECTOR'S REPORT

7. Director's Announcements

8. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR

9. 2012.1314T (A. STARR: (415) 558-6362)
AMENDMENTS TO THE PLANNING CODE, AMENDING SECTION 166 TO ALLOW ADDITIONAL CAR SHARE PARKING SPACES [BOARD FILE NO. 12-0900] - Ordinance amending the San Francisco Planning Code Section 166 to: 1) authorize owners of projects with residential units to elect to provide additional parking spaces for car-share use which will not count against any parking maximums; 2) allow the car-share spaces to be used for other permitted uses other than parking a motorized vehicle if a car-share organization chooses not to use the space; and 3) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.
Preliminary Recommendation: Approval with Modifications

10. 2008.0877E and 2007.1035E (A. CONTRERAS: (415) 575-9044)
WESTERN SOMA COMMUNITY PLAN, REZONING OF ADJACENT PARCELS, AND 350 EIGHTH STREET PROJECT - Certification of the Final Environmental Impact Report. The proposed project consists of three components: 1) The first component is the Draft *Western SoMa Community Plan*, which covers an irregularly shaped plan area consisting of two connected areas: one roughly bounded by 13th, Bryant, Seventh, and Minna Streets, and the second area roughly bounded by Townsend, Fourth, Harrison, and Seventh Streets. The plan would require amendments to the *San Francisco General Plan* as well as changes to use and height and bulk controls in the *San Francisco Planning Code*. The plan also includes policies for transportation improvements. 2) The second component is the rezoning of approximately 46 parcels adjacent to the Plan Area (generally bounded by Seventh, Ninth, Mission, and Minna Streets) in order to reconcile their use districts and height and bulk districts with those of the neighboring properties. 3) The third component is a proposed mixed-use development at 350 Eighth Street (Block 3756, Lots 3 and 15) that would include approximately 444 dwelling units, 33,650 sq. ft. of commercial space, 8,150 sq. ft. of light industrial/artist space, and 1,350 sq. ft. of community space.
NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on August 6, 2012. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.
 Preliminary Recommendation: Certify the Final EIR
11. 2008.0877EMTUZ (C. TEAGUE: (415) 575-9081)
WESTERN SOMA COMMUNITY PLAN – ADOPTION ACTIONS – The Planning Department is seeking to adopt the Western SoMa Community Plan. Adoption of the Plan will consist of the following actions below.
- a. 2008.0877EMTUZ (C. TEAGUE: (415) 575-9081)
WESTERN SOMA COMMUNITY PLAN – Adoption of California Environmental Quality Act (CEQA) Findings – Consideration of a Motion making CEQA Findings for actions in connection with the Western SoMa Plan. The CEQA Findings include a statement of overriding considerations; reasons for rejection of alternatives to the proposed Plan; and a mitigation monitoring program associated with the approval of the Western SoMa Plan.
 Preliminary Recommendation: Adoption
- b. 2008.0877EMTUZ (C. TEAGUE: (415) 575-9081)
WESTERN SOMA COMMUNITY PLAN – ADOPTION OF AMENDMENTS TO THE GENERAL PLAN - Staff will request the Planning Commission consider approving a Resolution to Adopt Amendments to the General Plan necessary to adopt the Western SoMa Community Plan, including amendments to the Housing and Commerce & Industry Elements, and Land Use Index, and incorporation of the new Western SoMa Area Plan. This Resolution also includes General Plan consistency findings, Section 101.1 priority policy findings and environmental findings.
 Preliminary Recommendation: Adoption
- c. 2008.0877EMTUZ (C. TEAGUE: (415) 575-9081)
WESTERN SOMA COMMUNITY PLAN – ADOPTION OF AMENDMENTS TO THE PLANNING CODE - Staff will request the Planning Commission consider approving a Resolution to Adopt Amendments to the Planning Code necessary to adopt the Western SoMa Community Plan, including adding Sections 261.2, 263.28, 263.29, 703.9, 743 et seq., 744 et seq., 844 et seq., 845 et seq., 846 et seq., 847 et seq., and 890.81, and amending Planning

Code Sections 121.1, 121.2, 121.7, 124, 134, 135, 141, 145.1, 151.1, 155, 182, 201, 204.4, 207.4, 207.5, 207.6, 208, 270.2, 316, 329, 401, 423 et seq., 429.2, 607.1, 702.1, 703.2, 802.1, 802.4, 802.5, 803.3, 803.6, 803.7, 803.9, 813, 822, 823, and 890.88. Planning Code text amendments would revise controls including but not limited to those for land use, height and bulk, density, open space, parking, and impact fees; and make related amendments to the Planning Code necessary to implement the General Plan as proposed to be amended pursuant to the Western SoMa Plan. This Resolution also includes General Plan consistency findings, Section 101.1 priority policy findings and environmental findings.

Preliminary Recommendation: Adoption

- d. 2008.0877EMTUZ (C. TEAGUE: (415) 575-9081)
WESTERN SOMA COMMUNITY PLAN -- ADOPTION OF AMENDMENTS TO THE ZONING MAPS - Staff will request the Planning Commission consider approving a Resolution to Adopt Amendments to the Zoning Maps necessary to adopt the Western SoMa Community Plan, including amendments to Maps ZN1, ZN7, ZN8, HT1, HT7, and HT8. This Resolution also includes General Plan consistency findings, Section 101.1 priority policy findings and environmental findings.

Preliminary Recommendation: Adoption

- e. 2008.0877EMTUZ (C. TEAGUE: (415) 575-9081)
WESTERN SOMA COMMUNITY PLAN -- ADOPTION OF AMENDMENTS TO THE ADMINISTRATIVE CODE - Staff will request the Planning Commission consider approving a Resolution to Recommend Amendments to the Administrative Code necessary to adopt the Western SoMa Community Plan. Amendments to the Administrative Code include amendments to Chapter 10E to incorporate the Western SoMa Area Plan into the implementation and monitoring requirements for the Eastern Neighborhoods.

Preliminary Recommendation: Adoption

- f. 2008.0877EMTUZ (C. TEAGUE: (415) 575-9081)
WESTERN SOMA COMMUNITY PLAN -- PROGRAM IMPLEMENTATION DOCUMENT - Staff will request the Planning Commission consider approving a Resolution to Recommend Approval of a Program Implementation Document. The Western SoMa Community Plan Program Implementation Document provides an inventory of public improvements and a recommended funding program to implement these improvements. This document will guide the Board of Supervisors, Planning Commission, and Interagency Plan Implementation Committee in expending revenues to implement Plan-related public improvements.

Preliminary Recommendation: Adoption

12. 2007.1035CK (D. SANCHEZ: (415) 575-9082)
350 8TH STREET - northwest corner of 8th and Harrison Streets, with frontage on Ringold and Gordon Streets, Lots 003 and 015 in Assessor's Block 3756 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 121.7, 134, 135, 140, 151.1, 155, 263.29, 270, 271, 270.2, 303 and 823, for new construction of approximately 410 dwelling units, approximately 22,280 square feet of retail/commercial space, approximately 9,400 square feet of office space, approximately 10,600 square feet of arts activity/PDR space and approximately 7,780 square feet of accessory use space for the residential units within 8 new five- and six-story buildings on a site approximately 3.4 acres in size. Exceptions to Planning Code requirements will be sought for Restriction of Lot Mergers (Section 121.7), Rear Yard (Section 134), Useable Open Space (Section 135), Dwelling Unit Exposure (Section 140), Off-Street Parking

(Section 151.1), General Standards as to Location and Arrangement of Loading (Section 155), Special Height Exception (Section 263.29) and Mid-Block Alleys in Large Developments (Section 270.2). An exception to the Bulk Limits requirement (Section 270, Section 271) is also requested. The project is located in the SLR (Service / Light Industrial / Residential) Zoning District and the 40-X Height and Bulk District. Under the Western SoMa Community Plan the project would be located in the WMUG (Western SoMa Mixed Use – General) Zoning District and the 55-X/65-B Height and Bulk District. Preliminary Recommendation: Approval with Conditions

- 13a. 2007.0456EBKVX (K. GUY: (415) 558-6163)
181 FREMONT STREET - east side between Howard and Mission Streets; Lots 010 and 011 of Assessor's Block 3719 - **Request to Consider whether the net new shadow cast by the project** on Union Square (bounded by Post, Stockton, Geary and Powell Streets, Assessor's Block 0308/Lot 001), **will be adverse, and to authorize the allocation of the cumulative shadow limit** for Union Square to the Project (Section 295), and Adopting Findings under the California Environmental Quality Act. The proposed project would demolish an existing three-story building and an existing two-story building, and would construct a 52-story building reaching a roof height of approximately 700 feet with a decorative screen reaching a maximum height of approximately 745 feet and a spire reaching a maximum height of approximately 800 feet, containing approximately 404,000 square feet of office uses, approximately 74 dwelling units, approximately 2,000 square feet of retail space, and approximately 68,000 square feet of subterranean area with off-street parking, loading, and mechanical space. The Project Site is located within the C-3-O (SD) (Downtown Office, Special Development) District, the 700-S-2 Height and Bulk District, the Transbay C-3 Special Use District, and the Transit Center C-3-O(SD) Commercial Special Use District. Preliminary Recommendation: Adopt Findings that Shadow is Not Adverse
- 13b. 2007.0456EBKVX (K. GUY: (415) 558-6163)
181 FREMONT STREET - east side between Howard and Mission Streets; Lots 010 and 011 of Assessor's Block 3719 - **Request for Allocation of Square Footage** pursuant to Planning Code Sections 321 and 322 (the Annual Office Development Limitation Program). The proposed project would demolish an existing three-story building and an existing two-story building, and would construct a 52-story building reaching a roof height of approximately 700 feet with a decorative screen reaching a maximum height of approximately 745 feet and a spire reaching a maximum height of approximately 800 feet, containing approximately 404,000 square feet of office uses, approximately 74 dwelling units, approximately 2,000 square feet of retail space, and approximately 68,000 square feet of subterranean area with off-street parking, loading, and mechanical space. The Project Site is located within the C-3-O (SD) (Downtown Office, Special Development) District, the 700-S-2 Height and Bulk District, the Transbay C-3 Special Use District, and the Transit Center C-3-O(SD) Commercial Special Use District. Preliminary Recommendation: Approval with Conditions.
- 13c. 2007.0456EBKVX (K. GUY: (415) 558-6163)
181 FREMONT STREET - east side between Howard and Mission Streets; Lots 010 and 011 of Assessor's Block 3719 - **Request for a Determination of Compliance** pursuant to Planning Code Section 309, with exceptions to Planning Code requirements including "Separation of Towers", "Streetwall Base", "Rear Yard", "Reduction of Ground-Level Wind Currents in C-3 Districts", "Limitations on Residential Accessory Parking", "General Standards for Off-Street Parking and Loading" to create a curb cut on Fremont Street, and "Unoccupied Building Height". The proposed project would demolish an existing three-story building and an existing two-story building, and would construct a 52-story building reaching a roof height of approximately 700 feet with a decorative screen reaching a maximum height of approximately 745 feet and a spire reaching a maximum height of approximately 800 feet, containing approximately 404,000 square feet of office

uses, approximately 74 dwelling units, approximately 2,000 square feet of retail space, and approximately 68,000 square feet of subterranean area with off-street parking, loading, and mechanical space. The Project Site is located within the C-3-O (SD) (Downtown Office, Special Development) District, the 700-S-2 Height and Bulk District, the Transbay C-3 Special Use District, and the Transit Center C-3-O(SD) Commercial Special Use District.

Preliminary Recommendation: Approval with Conditions.

- 13d. 2007.0456EBKVX (K. GUY: (415) 558-6163)
181 FREMONT STREET - east side between Howard and Mission Streets; Lots 010 and 011 of Assessor's Block 3719 - **Request for a Variance** from the requirements of Planning Code Section 140 (Dwelling Unit Exposure). The proposed project would demolish an existing three-story building and an existing two-story building, and would construct a 52-story building reaching a roof height of approximately 700 feet with a decorative screen reaching a maximum height of approximately 745 feet and a spire reaching a maximum height of approximately 800 feet, containing approximately 404,000 square feet of office uses, approximately 74 dwelling units, approximately 2,000 square feet of retail space, and approximately 68,000 square feet of subterranean area with off-street parking, loading, and mechanical space. The Project Site is located within the C-3-O (SD) (Downtown Office, Special Development) District, the 700-S-2 Height and Bulk District, the Transbay C-3 Special Use District, and the Transit Center C-3-O(SD) Commercial Special Use District.
14. 2011.0953C (T. SULLIVAN: (415) 558-6257)
300 SOUTH VAN NESS AVENUE - southwest corner of 14th Street, Lot 001 in Assessor's Block 3548 - **Request for Conditional Use Authorization** for a use over 4,000 square feet in size, pursuant to Planning Code Sections 843.45, 843.76 and 303, for new construction of a 50-foot tall building containing a 20,040 square foot automotive sales dealership (d.b.a. "Audi"), located in the UMU (Urban Mixed Use) District and 58-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
15. 2010.0627C (B. FU: (415) 558-6613)
2895 SAN BRUNO AVENUE - northeast corner of the intersection of San Bruno Avenue and Woolsey Street, Lot 037 in Assessor's Block 5457 - **Request for Conditional Use Authorization** under Planning Code Sections 228.3 and 711.11 to allow the demolition of an existing service station and the construction of a new development consisting approximately 14,500-square-foot, 40-foot tall, five four-story residential/mixed use buildings containing a total of ten dwelling units, ten off-street parking spaces, ground-floor retail spaces, and second floor business or professional service uses in the Small-Scale Neighborhood Commercial (NC-2) Zoning District and a 40-X Height and Bulk District. The project also requires a parking reduction request per Planning Code Sections 161(j) and 307(i).
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of November 15, 2012)
- 16a. 2007.0036D (T. WANG: (415) 558-6335)
422 VICENTE STREET - on the north side of Vicente Street between 15th and 16th avenues; Lot 002H in Assessor's Block 2416 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Demolition Permit Application No. 2006.09.13.2173, proposing to demolish a two-story, single-family dwelling in an RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.
Full Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve
(Continued from Regular Meeting of November 8, 2012)

- 16b. 2007.0036D (T. WANG: (415) 558-6335)
422 VICENTE STREET - on the north side of Vicente Street between 15th and 16th avenues; Lot 002H in Assessor's Block 2416 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Building Permit Application No. 2006.09.13.2176, to construct a two-story over garage, single-family dwelling in an RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.
Full Discretionary Review
Preliminary Recommendation: Take Discretionary Review and approve with modifications
(Continued from Regular Meeting of November 8, 2012)
17. 2012.0847D (G. CABREROS: (415) 558-6159)
28-30 TOLEDO WAY - north side between Pierce Street and Mallorca Way, Lot 012 in Assessor's Block 0466A - **Request for Discretionary Review** of Building Permit Application No. 2011.07.26.1070 proposing to enlarge the partial fourth floor of the existing four-story, two-unit building within the RH-2 (Residential House, Two-Family) Zoning District and the 40-X Height and Bulk District. New rear balconies and front facade alterations are also proposed including window replacements and construction of a tiled parapet.
Abbreviated Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve
(Continued from Regular Meeting of November 15, 2012)
NOTE: On September 6, 2012, following public testimony, the Commission continued the matter to October 4, 2012 by a vote of (+7 -0). Public hearing remains open.
NOTE: On November 8, 2012, without hearing, the Commission continued the matter to December 6, 2012, by a vote of (+5 -0). Commissioners Borden and Hillis were absent. Public hearing remains open

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment

SAN FRANCISCO PLANNING COMMISSION

Notice of

Special Meeting

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, December 13, 2012

10:30 AM

Special Meeting

GOVERNMENT
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DEC -7 2012

SAN FRANCISCO
PUBLIC LIBRARY

President: Rodney Fong

Vice-President: Cindy Wu

Commissioners: Michael J. Antonini; Gwyneth Borden; Rich Hillis

Kathrin Moore; Hisashi Sugaya

Acting Commission Secretary: Jonas P. Ionin

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Case reports and relevant materials are linked to the items on calendar at the above web site.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

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Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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COMMUNICATIONS

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- 4) Public Correspondence

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10:30 AM _____

ROLL CALL:

President:	Rodney Fong
Vice-President:	Cindy Wu
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rich Hillis; Kathrin Moore; Hisashi Sugaya

A. CLOSED SESSION:

1. Public Comments on Matters to be discussed in Closed Session.
2. Consider Adoption of Motion on Whether to Assert the Attorney-Client Privilege Regarding the Matters Listed Below as Conference With Legal Counsel. (San Francisco Administrative Code Section 67.10(d).)

THE PLANNING COMMISSION WILL GO INTO CLOSED SESSION TO DISCUSS THE FOLLOWING:

3. Conference with Legal Counsel - Pursuant to California Government Code Section 54956.9(a) and San Francisco Administrative Code Section 67.10(d) to discuss pending litigation and consideration of settlement proposals in Pacific Polk Properties, LLC, et al. v. City and County of San Francisco, et al., California Court of Appeal Case No. A133691, which was filed on November 10, 2011, and California-Nevada Annual Conference of the United Methodist Church v. City and County of San Francisco, United States District Court (N.D. Cal.) Case No. CV-11-2338 CW, which was filed on May 11, 2011; both lawsuits challenge, among other things, the Planning Commission's June 24, 2010 failure to certify a final environmental impact report and denial of a conditional use authorization for a proposed project at 1601 Larkin Street. (Kate Stacy and Tom Lakritz)
4. Conference with Legal Counsel - Pursuant to California Government Code Section 54956.9(c) and San Francisco Administrative Code Section 67.10(d) to discuss enforcement and whether to initiate litigation with respect to the Academy of Art University. Anticipated Litigation: As Plaintiff. (Office of the City Attorney)

FOLLOWING THE CLOSED SESSION, THE PLANNING COMMISSION WILL RECONVENE IN OPEN SESSION.

5. Following the Closed Session, the Planning Commission will report on any action taken during the Closed Session and will consider a motion regarding whether to disclose any part of the discussions during Closed Session.

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, December 13, 2012

12:00 PM

Regular Meeting

GOVERNMENT
DOCUMENTS DEPT

DEC -7 2012

SAN FRANCISCO
PUBLIC LIBRARY

President: Rodney Fong
Vice-President: Cindy Wu
Commissioners: Michael J. Antonini; Gwyneth Borden; Rich Hillis,
Kathrin Moore; Hisashi Sugaya

Acting Commission Secretary: Jonas P. Ionin

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

Case reports and relevant materials are linked to the items on calendar at the above web site.

View the meeting online at: http://www.sfgov.org/site/sfgtv_index.asp

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1650 MISSION STREET, 4TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

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12:00 PM _____

ROLL CALL:

President: Rodney Fong
Vice-President: Cindy Wu
Commissioners: Michael J. Antonini; Gwyneth Borden; Rich Hillis;
Kathrin Moore; Hisashi Sugaya

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2012.0082DD (G. CABREROS: (415) 558-6169)
1856 PACIFIC AVENUE - north side between Franklin and Gough Streets; Lot 011 in Assessor's Block 0576 - **Requests for Discretionary Review** of Building Permit Application No. 2010.03.29.9153 proposing to redesign the existing front façade and to construct one additional floor onto the existing four-story, 11-unit building within the RM-3 (Residential, Mixed, Medium Density) Zoning District and an 80-X Height and Bulk District.
Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Take Discretionary Review and approve with modifications (Continued from Regular Meeting of October 25, 2012)
DISCRETIONARY REVIEWS CANCELLED
Note: The Discretionary Review cases have been cancelled. The project requires Conditional Use Authorization. Case 2012.0082C will be considered by the Planning Commission at today's hearing during the regular calendar.

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

2. 2012.0952C (B. BENDIX: (415) 575-9114)
8 VALENCIA STREET - west side, between Market and McCoppin Streets, Lot 003 in Assessor's Block 3503 - **Request for Conditional Use Authorization** under Planning Code Sections 145.2, 303, and 731.26 to establish two walk-up facilities, an ATM and a to-go window that are within 3-feet from the subject property line, in an NCT-3 (Moderate-Scale Neighborhood Commercial Transit) Zoning District with an 85-X Height and Bulk designation. The proposal will also convert 176 square feet of the existing self-service laundry (d.b.a. Mission Bubbles Laundry) to a limited restaurant which will accommodate the proposed to-go window.
Preliminary Recommendation: Approval with Conditions
3. 2012.0609C (R. CRAWFORD: (415) 558-6358)
115 WEST PORTAL AVENUE - southerly side between Vicente Street and 14th Avenue, Lot 031 in Assessor's Block 2989B - **Request for Conditional Use Authorization** pursuant to Planning Code Section 729.50, Limited Financial Service to allow an approximately 199 square foot, bank branch for Sterling Bank, to be developed in the existing building within the West Portal Neighborhood Commercial District, and 26-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of November 29, 2012)

NOTE: On November 29, 2012, following public testimony, the Commission closed the public hearing and adopted a Motion of Intent to Approve with Conditions including improving the façade with clear glazing, and Continued the item to December 13, 2012 by a vote of (+6 -0). Commissioner Hillis was absent.

C. COMMISSIONERS' QUESTIONS AND MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

4. Consideration of Adoption:

- Draft Minutes of Regular Meeting of November 29, 2012

5. Commission Comments/Questions

- **Inquiries/Announcements**. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- **Future Meetings/Agendas**. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

D. DIRECTOR'S REPORT

6. Director's Announcements

7. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

8. (K. GUY: (415) 558-6163) **1601 LARKIN STREET** - Informational - Current Status of Project Design

E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR

- 9a. **2007.0036D** (T. WANG: (415) 558-6335)
422 VICENTE STREET - on the north side of Vicente Street between 15th and 16th avenues; Lot 002H in Assessor's Block 2416 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Demolition Permit Application No. 2006.09.13.2173, proposing to demolish a two-story, single-family dwelling in an RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.
Full Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve
(Continued from Regular Meeting of December 6, 2012)

- 9b. 2007.0036D (T. WANG: (415) 558-6335)
422 VICENTE STREET - on the north side of Vicente Street between 15th and 16th avenues; Lot 002H in Assessor's Block 2416 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Building Permit Application No. 2006.09.13.2176, to construct a two-story over garage, single-family dwelling in an RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.
 Full Discretionary Review
 Preliminary Recommendation: Take Discretionary Review and approve with modifications
 (Continued from Regular Meeting of December 6, 2012)
10. 2012.1381U (A. RODGERS (415) 558-6395)
ADOPTION OF PROCEDURES MANUAL UPDATE - Update to the Inclusionary Housing Procedures Manual - The Inclusionary Affordable Housing Program requires residential developments to pay an Affordable Housing Fee. Project sponsors may apply for an alternative to the fee in the form of providing fifteen percent (15%) of their units on-site or 20% of their units off-site as affordable to low- to moderate-income households. These percentages are higher in certain parts of the Eastern Neighborhoods Plan Area. This program is governed by San Francisco Planning Code Section 415 et seq., and is administered by the San Francisco Mayor's Office of Housing. Planning Code Section 415 requires that the Mayor's Office of Housing and the Planning Department publish a Procedures Manual containing procedures for monitoring and enforcement of the policies and procedures for implementation of the Program. This Monitoring and Procedures Manual contains information regarding the Program for potential Buyers and renters of below market rate Units, as well as for information for Projects sponsors, owners and property managers of Units developed under the Program. Updates to the Manual occur as needed. The last update to the Manual was adopted by the Planning Commission on June 28, 2007. This update is required due to recent changes in Planning Code Section 415. Preliminary Recommendation: Adoption
 (Continued from Regular Meeting of November 1, 2012)
11. 2012.1381T (A. RODGERS: (415) 558-6395)
INCLUSIONARY HOUSING UPDATES 2012 - The Planning Commission will consider an Ordinance amending the San Francisco Planning Code by amending Sections 401, and provisions of the Inclusionary Affordable Housing Ordinance, Sections 415 et seq., to update and clarify provisions of the Inclusionary Affordable Housing Program ("Program") by 1) providing a cap on rent increases; 2) clarifying the timing of off-site developments; 3) requiring rental units that convert to ownership to sell at less than the price for ownership units under certain circumstance; 4) establishing pricing for affordable SRO units; 5) changing the status of projects using California Debt Limit Allocation Committee tax exempt bonds so that such projects are subject to the Program, but that units may qualify as on-or off-site units under certain circumstances; 6) allowing income levels of qualifying households to exceed those specified in certain situations; 7) authorizing MOH to charge a monitoring fee to verify occupancy of affordable units; 8) making technical clarifications and corrections; and 9) making environmental findings and findings of consistency with General Plan.
 Preliminary Recommendation: Approval
 (Continued from Regular Meeting of November 29, 2012)
12. 2012.1183TZ (A. STARR: (415) 558-6362)
AMENDMENTS TO THE PLANNING CODE TO ESTABLISH THE FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT [BOARD FILE NO. 12-0814] - Ordinance amending the San Francisco Planning Code by: 1) adding Section 744.1 to establish the Fillmore Street Neighborhood Commercial District along Fillmore Street to include lots that are currently zoned NC-3 (Neighborhood Commercial, Moderate Scale), RM-3 (Residential, Mixed, Medium Density) RM-4 (Residential, Mixed, High Density), NC-1 (Neighborhood Commercial, Cluster), and RH-3 (Residential, House, Three-Family)

along Fillmore Street between Bush and Fulton Streets.; 2) amending Section 151.1, a portion of Table 151.1, Section 263.20, and Section 607.1(f) to make conforming and other technical changes; 3) amending Sheets ZN02 and ZN07 of the Zoning Map to rezone specified properties to the Fillmore Street Neighborhood Commercial District; and 4) amending Planning Code Sections 201, 207.4, 207.5 702.1, 790.102 810.20, 811.20, and 811.47b based on Staff's recommendation; and 5) adopting environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

Preliminary Recommendation: Approval with Modifications

(Continued from Regular Meeting of November 29, 2012)

13. 2011.0397T (K. HADDADAN: 415-575-9068)
INFORMATIONAL HEARING FOR BICYCLE PARKING LEGISLATION - The Planning Commission will hold an **informational hearing** on proposed changes to bicycle parking requirements. On August 9, 2012, the Commission initiated an ordinance (1) amending the San Francisco Planning Code by repealing existing Sections 155.1 through 155.5 in their entirety, adding new Sections 155.1 through 155.4 and Sections 428B through 428B.2, to revise the bicycle parking standards; (2) amending the San Francisco Planning Code Section 145 to define bicycle parking as an active use; (3) amending the San Francisco Planning Code Sections 102.9, 155(j) and 157.1, 249.46 and 307 and San Francisco Environment Code Section 402 to revise cross-references to the San Francisco Planning Code; and (4) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.
Preliminary Recommendation: None, Informational Hearing Only.
14. 2011.1339C (R. CRAWFORD: (415) 558-6358)
1327 POLK STREET - west side between Bush and Pine Streets, Lot 003 in Assessor's Block 0667 - **Request for Conditional Use Authorization** pursuant to Planning Code Section 723.41, to clarify the continuation of the existing wine store, tasting room and bar, (liquor store and bar) (dba The Pour House) in an existing building within the Polk Street Neighborhood Commercial District, and 65-A Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
NOTE: On October 25, 2012, following public testimony, the Commission continued the matter to December 13, 2012, by a vote of (+6 -0). Commissioner Borden was absent. Public hearing remains open
15. 2012.1095C (E. JACKSON: (415) 558-5353)
281 HARVARD STREET - east side between Felton and Silliman Streets; Lot 029 in Assessor's Block 5940 - **Request for Conditional Use Authorization** under Planning Code Sections 209.3(f), 317 and 303 to allow the operation of a child-care facility for 13 or more children within a RH-1 (Single-Family Residential) District with a 40-X Height and Bulk designation. This project is a CU proposal to convert a one-unit two-story residential building into a full-time child-care facility for a maximum of 25 children.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of November 15, 2012)
16. 2012.0082C (G. CABREROS: (415) 558-6169)
1856 PACIFIC AVENUE - north side between Gough and Franklin Streets; Lot 011 in Assessor's Block 0576 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 253 and 303, to construct a vertical addition onto the existing 4-story, 11-unit building resulting in a 5-story, 11-unit building approximately 56 feet in height within the RM- 3 (Residential Mixed Medium Density) District and the 80-A Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

17. 2012.1201D (A. STARR: (415) 558-6382)
27-29 SUTRO HEIGHTS AVENUE - south side between 46th and 47th Avenues; Lot 021 in Assessor's Block 1594 - **Request for Discretionary Review** of Building Permit Application No. 2012.05.16.0569, proposing to construct a two-story rear horizontal addition onto a two-story-over-garage, two-unit residential building within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.
 Staff Analysis: Abbreviated Discretionary Review
 Preliminary Recommendation: Do not take Discretionary Review and approve
 (Continued from Regular Meeting of November 15, 2012)
18. 2012.0928DDD (R. SUCRE: (415) 575-9108)
2000 20th STREET - northwest corner of De Haro and 20th Streets, Lot 023 in Assessor's Block 4072 - **Requests for Discretionary Review** of Building Permit Application No. 2010.12.01.5856 (Alteration) proposing to construct a one-story vertical addition on an existing two-story building containing one dwelling unit within the RM-1 (Residential, Mixed, Low Density) Zoning District and the 40-X Height and Bulk District.
 Full Discretionary Review
 Preliminary Recommendation: Do not take Discretionary Review and approve
 (Continued from Regular Meeting of November 8, 2012)

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION Regular Meetings *Thursdays,* *December 20, 2012,* *December 27, 2012* *&* *January 3, 2013*

NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco Planning Commission for *Thursdays, December 20, 2012, December 27, 2012 and January 3, 2013* have been cancelled. The next Regular Meeting of the Planning Commission will be held on *Thursday, January 10, 2013.*

PLANNING COMMISSION ROSTER:

PRESIDENT	RODNEY FONG
VICE-PRESIDENT	CINDY WU
COMMISSIONER	MICHAEL J. ANTONINI
COMMISSIONER	GWYNETH BORDEN
COMMISSIONER	RICH HILLIS
COMMISSIONER	KATHRIN MOORE
COMMISSIONER	HISASHI SUGAYA

DIRECTOR OF PLANNING	JOHN RAHAIM
ACTING COMMISSION SECRETARY	JONAS P. IONIN

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NOTICE
TO
ACHA LIDOWAS

YOUR NAME WAS
RECORDED IN THE
CITY OF SAN FRANCISCO
ON 08/05/2011
AT 10:00 AM
IN THE CIVIL GRAND JURY
ROOM 101
OF THE COURTHOUSE
AT 100 MARKET STREET
SAN FRANCISCO, CA 94102

IF YOU ARE NOT THE PERSON NAMED ABOVE, PLEASE
CONTACT THE CLERK OF THE CIVIL GRAND JURY AT
(415) 376-2200

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